This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Ray W. Harvey, Jr., et ux Unit No. 63-E Royal Oaks Tower 4505 Harding Road Nashville, TN 37205	Same	#116-3-A-59

BOOK 8435 PAGE 762

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DONALD F. PHILLIPS (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said RAY W. HARVEY, JR., and wife, MARY M. HARVEY (the "Grantees"), their heirs, successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 63-E on the plan of Royal Oaks Tower, according to the Master Deed of record in Book 4710, page 901, as amended by Book 4798, page 813, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 4460, page 189, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. This conveyance includes the Grantor's rights appurtenant to Unit No. 63-E in all common elements of said project as described in said Declaration. This description is the same as in the previous deed of record.

BEING the same property conveyed to Donald F. Phillips and wife, Leila D. Phillips, by deed of record in Book 6929, page 671, Register's Office for Davidson County, Tennessee (the said Leila D. Phillips having since died).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. Current year real property taxes, a lien but not yet due and payable.

2. Reservation of Driveway Easement as set forth in Book 4668, page 986, said Register's Office.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act," Tennessee Code Annotated, and as set forth in the Master Deed recorded in Book 4710, page 901 through 937, as amended by Book 4798, page 813.

4. All matters shown on Plat recorded in Book 4460, page 189, said Register's Office.

And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 3rd day of September, 1991.

Donald F. Phillips
DONALD F. PHILLIPS

7930 09/04 0101 03CHECK 451.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD F. PHILLIPS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of September, 1991.

Bettie Jane Winton
NOTARY PUBLIC

My Commission Expires: 7/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $120,000.00.

Affiant

Subscribed and sworn before me this 3rd day of September, 1991.

Bettie Jane Winton
NOTARY PUBLIC

My Commission Expires: 7/23/94

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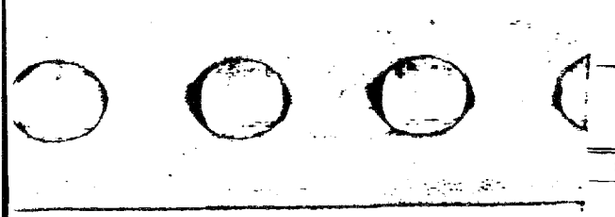


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8435 PAGE 764

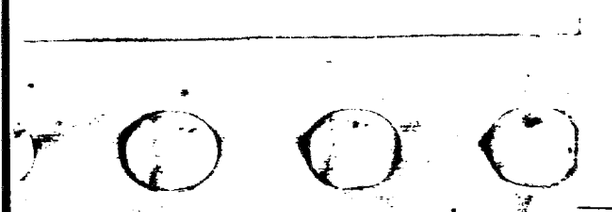


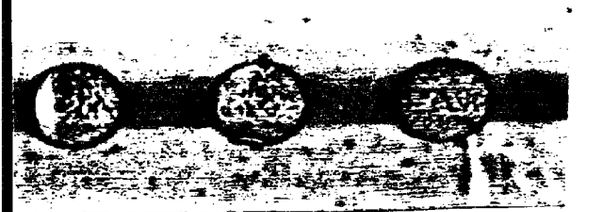
CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO Tx - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 6.00
TOTAL 451.00
CHECK 451.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/04/91 08 15:38:0001 7930





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REGISTER'S OFFICE

SEP 4 3 27 PM '91

No. 456215