This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8589 PAGE 568

ADDRESS NEW OWNER:
ERBAN REALTY COMPANY
708 Berry Road
Nashville, TN 37204

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 94-1
PARCEL 206
18W-15315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carolyn Duke Phillips, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ERBAN REALTY COMPANY, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 158 on the Map of Payne, Blakemore & Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn Duke Phillips, by deed from Carolyn Duke Phillips, Administratrix of the estate of Charles Gillium Duke of record in Book 6705, Page 938, Register's Office for Davidson County, Tennessee. Carolyn Duke Phillips is the only living heir of Charles Gillium Duke.

This is the same description as in previous deed of record.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

This is unimproved property known as 705 S 13th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ERBAN REALTY COMPANY, their successors and assigns, forever; and we, Carolyn Duke Phillips, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of March, 1992.

Carolyn Duke Phillips

Carolyn Duke Phillips

97564

IDENTIFT REFERENCE

APR 1 9 59 AM 92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Duke Phillips, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1992.

Gene W. Floyd
NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 14,500.00.

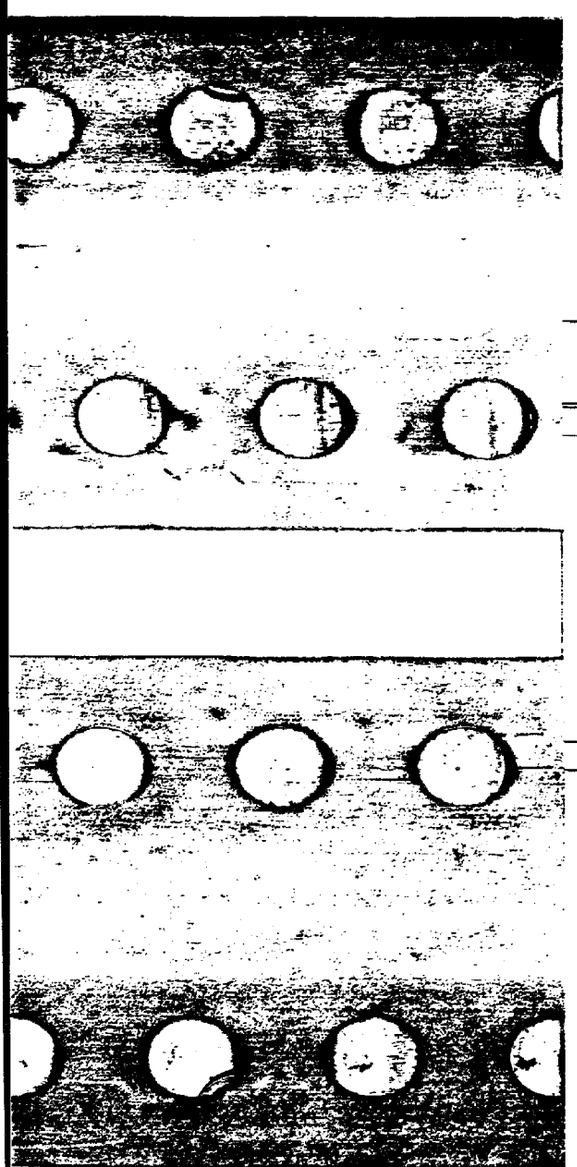
AFFIANT

Subscribed and sworn to before me this 31st day of March, 1992.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 5/22/93

5866 04/01 0101 03CHECK 60.65

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



RECEIVED OF _____

FOR _____

BOOK 8589 PAGE 570

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 14500.00
				CON TX 53.65
				PRFEE 1.00
				WDEED 6.00
				TOTAL 60.65
				CHECK 60.65
04/01/92	01			09:50 0001 5866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97564

IDENTIFICATION REFERENCE

APR 1 9 50 AM '92

DAVIDSON COUNTY, TN

No. 516772