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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31877)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 275000.00

W. Keith Phillips
Affiant

Sworn and subscribed before me this
11th day of May, 1992.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
W. Keith Phillips
2313 Woodmont Blvd.
Nashville, TN 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
Dominion Bankshares Mortgage Corporation
P. O. Box 9703
McLean, VA 22102-0703

MAP-PARCEL NUMBERS
117-10-10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chase A. Horton and spouse, Janette H. Horton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **W. Keith Phillips and spouse, Nancy L. Phillips,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being a parcel of land fronting 200 feet on the southerly margin of Woodmont Boulevard, formerly Woodmont Avenue, being the westerly 170 feet of Lot No. 20 and a thirty foot strip of land adjoining thereto on the west thereof, in Block No. 4, on the Plan of "Woodmont Estates", as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, which land is more particularly described as follows:

BEGINNING at a point in the southerly margin of Woodmont Boulevard, formerly Woodmont Avenue, 123.7 feet westwardly from the northeast corner of Lot No. 20 in Block 4 on the plan of the "Woodmont Estates" and running thence south 7 degrees, fifteen minutes west 360 feet to the southerly margin of said Lot No. 20; thence westwardly along the southerly margin of said Lot No. 20, to the westerly margin of said Lot No. 20, and then continuing in the same line westwardly 30 feet to the westerly margin of Lot No. 16 in said Block No. 4; thence north 7 degrees 15 minutes east 360 feet to the southerly margin of Woodmont Boulevard; thence easterly along the southerly margin of said Woodmont Boulevard, 200 feet to the point of beginning. This tract of land includes the westerly 170 feet of Lot No. 20 and the thirty-foot strip of land lying between said Lot No. 20 and Lot No. 16 in said Block 4 on the Plan of "Woodmont Estates".

BEING the same property conveyed to Chase A. Horton and wife, Janette H. Horton by deed from Marion L. Ward, Jr. and wife, Penny B. Ward of record in Book 5811, page 130, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

09697
IDENTIF. REFERENCE
MAY 12 1 26 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6075 05/12 0101 03CHECK 1024.50

This is improved property, known as: 2313 Woodmont Blvd., Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of May, 1992.

Chase A. Horton
Chase A. Horton

Janette H. Horton
Janette H. Horton

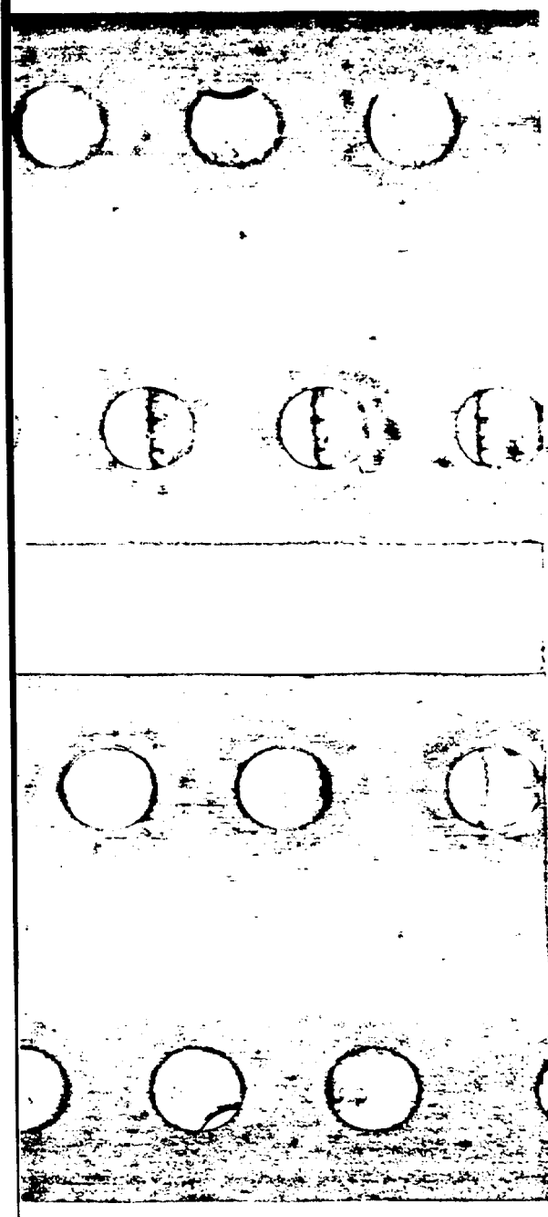
State of Tennessee
County of Davidson

On this 11th day of May, 1992, before me the undersigned authority, personally appeared Chase A. Horton and Janette H. Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 6.00
TOTAL 1024.50
CHECK 1024.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1001 6075

09697

IDENTIF. TREFERENCE

MAY 12 1 26 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530291