BOOK 8639 PAGE 360

Map 172-2 Group _____ Parcel 114

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:

SAME

New Owner:

FRANK & CHARLOTTE CLEAVER
6120 Stillmeadow
Nashville, TN 37211

Mortgagee:

Dominion Bank of Middle Tennessee
198 East Main
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PHILLIPS PARTNERS, a Tennessee General Partnership, Grantor, has bargained and sold and by these presents do transfer and convey unto FRANK CLEAVER and wife, CHARLOTTE CLEAVER, Grantee, their heirs and assigns, the property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 45 on the plan of Myrtlewood, Phase 2, Section Nine, as shown on the plan of record in Book 7900, page 231, Register's Office for said County, to which reference is made for a more complete description, which is incorporated herein as if copied verbatim.
>
> Being a portion of the property conveyed to Phillips Partners by deeds of record in Book 8170, page 124, 128 and 133, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND IT DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows: (1) Subject to restrictive covenants of record in Book 8194, page 197, and in Book 7768, page 279, said Register's Office; (2) Subject to all matters on the Plan of record in Plat Book 7900, page 231, said Register's Office; (3) Subject to Deed of Conveyance for water and sewer of record in Book 8377, page 920, said Register's Office. (4) Subject to easements to State of Tennessee, as set forth in instrument of record in Book 7950, page 227 and 230, said Register's Office. (5) 1992 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND IT DOES FURTHER COVENANT and bind itself, its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS its hand(s) on this the 27 day of May, 1992.

15056

IDENTIF. TREFERENCE

JUN 1 2 34 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

PHILLIPS PARTNERS, a Tennessee General Partnership

By: _____
BETTY P. HAGAN, Managing Partner

_____
SAMUEL H. HAGAN

By: _____
WILLIAM B. PHILLIPS, Partner

_____
LINDA W. PHILLIPS

By: _____
SAMUEL H. HAGAN
Attorney in fact for
William B. Phillips

By: _____
SAMUEL H. HAGAN
Attorney in fact for
Linda W. Phillips

and

and

By: _____
PATRICIA QUINN ROBERTSON
Attorney in fact for
William B. Phillips

By: _____
PATRICIA QUINN ROBERTSON
Attorney in fact for
Linda W. Phillips

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, MARIE A SWEENEY, a Notary Public of said County, BETTY P. HAGAN, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the managing partner of Phillips Partners, a Tennessee General Partnership, and is authorized to execute this instrument on behalf of Phillips Partners, a Tennessee General Partnership.

Witness my hand, at office in Franklin, TN, this 27 day of May, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, MARIE A. SWEENEY, a Notary Public of the State and County aforesaid, personally appeared SAMUEL H. HAGAN and PATRICIA QUINN ROBERTSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorneys-in-fact for Linda W. Phillips (the maker) and are authorized by the maker to execute this instrument on her behalf as her free act and deed.

Witness my hand and seal, at office in Franklin, this 27 day of May, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, MARIE A. SWEENEY a Notary Public of said County, SAMUEL H. HAGAN, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of May, 1992.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, MARIE A. SWEENEY, a Notary Public of the State and County aforesaid, personally appeared SAMUEL H. HAGAN and PATRICIA QUINN ROBERTSON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorneys-in-fact for William B. Phillips who is a general partner of Phillips Partners (authorized to execute this instrument on behalf of Phillips Partners) and that they are authorized by William B. Phillips to execute this instrument on behalf of William B. Phillips as his free act and deed as Partner of Phillips Partners.

Witness my hand and seal, at office in Franklin, this 27 day of May, 1992.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Thirty Five Thousand Dollars ($35,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jerry Cleaver
AFFIANT

Sworn to and subscribed before me this 27 day of May, 1992.

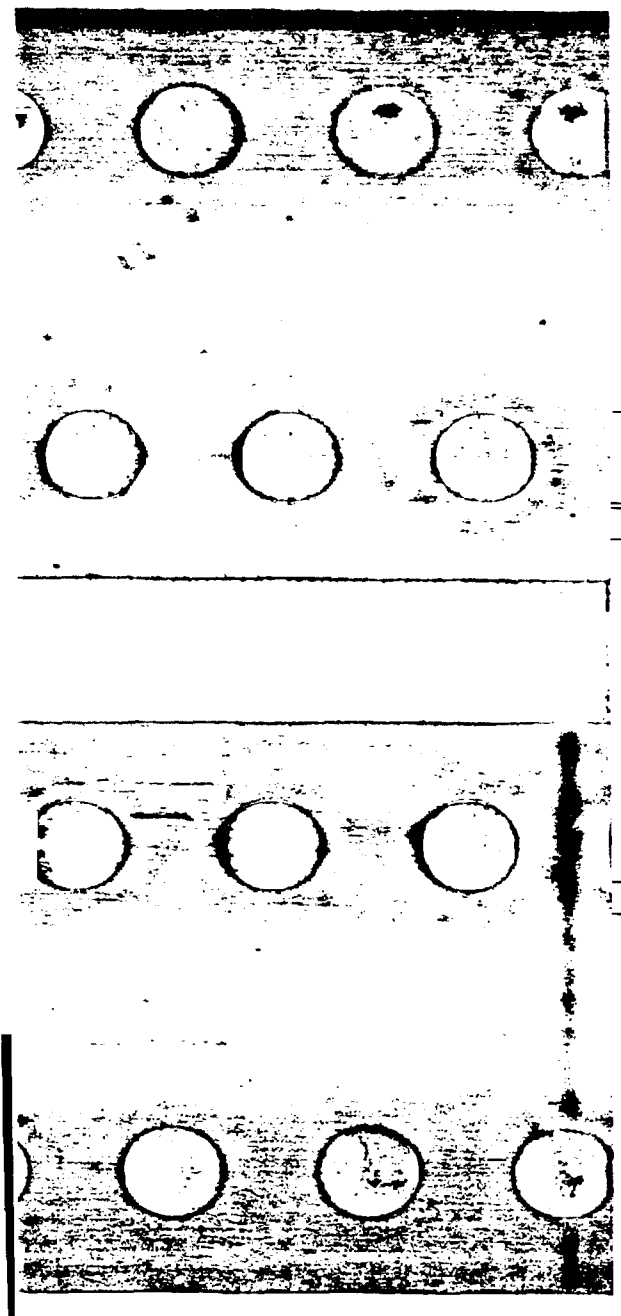
Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

dk:c:data\cleaver.wd

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

RECEIVED OF _____

FOR _____

BOOK 8639 PAGE 363

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 9.00
TOTAL 139.50
CHECK 139.50
06/01/92 01 14:31 0001 6463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:50 56

IDENTIF. REFERENCE

JUN 1 2 34 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536272