BOOK 8662 PAGE 140

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: (ljh) (Title No: 31795)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 80,500.00

Andrea L Holt
Affiant

Sworn and subscribed before me this 25 day of June, 1992.

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC STATE OF TENNESSEE LAW

ADDRESS NEW OWNER:
Andrea Lynn Holt
~~4312 Brackenwood Drive~~ 400 Brannon Hill Ct.
Old Hickory, TN 37138

RESPONSIBLE FOR PAYMENT OF TAXES:
BarclaysAmerican Mortgage
5032 Parkway Plaza
Charlotte, NC 28231-1728

MAP-PARCEL NUMBERS
64-9-170

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 **Michael T. Phillips and spouse, Nell Rose Phillips,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Andrea Lynn Holt, an unmarried person, 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 Lot No. 10 on the plan of Southfork Section One, of record in Book 6250, page 384 and 385, Register';s Office for said County.

SAID Lot No. 10, which is a corner lot, fronts 74.79 feet on the southwesterly margin of Brackenwood Drive and fronts 34.59 feet on the northwesterly margin of Brannon Hill Court, said frontages being joined by a curve having a length of 65.27 feet, and extends back 130.00 feet on the northwesterly line and 133.42 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Michael T. Phillips and wife, Nell Rose Phillips by deed from Steven E. Gilde and wife, Peggy A. Gilde of record in Book 8481, page 629, 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..

The property herein conveyed is subject to restrictive covenants of record in Book 6596 Page 797 said Register's Office, and to the matters set forth in the referenced Plan of record.

23093

IDENTIF. REFERENCE

JUN 26 3 22 PM '92

5506 06/26 0101 03CHECK 304.85

This is improved property, known as: 4312 Brackenwood Drive, Old Hickory, TN 37138
(also known as 400 Brannon Hill Court, Old Hickory, TN 37138)

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 29 day of April, 1992.

Michael T. Phillips
Michael T. Phillips

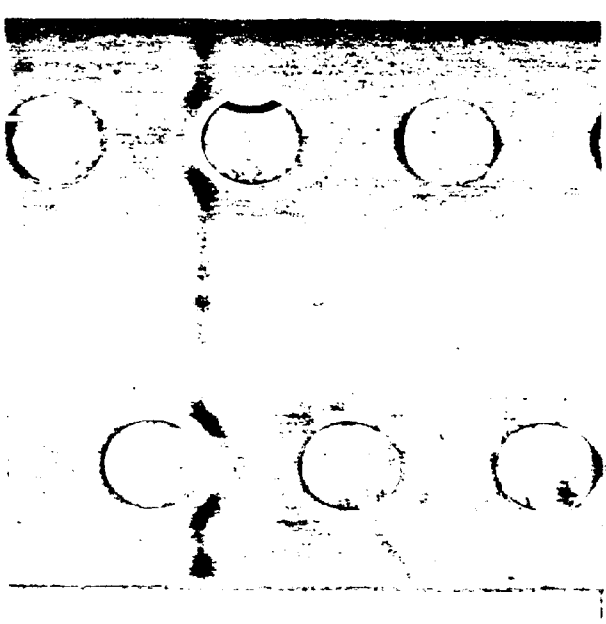
Nell Rose Phillips
Nell Rose Phillips

State of Virginia
County of Arlington

On this 29 day of April, 1992, before me the undersigned authority, personally appeared Michael T. Phillips and Nell Rose Phillips, 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.

My Commission Expires: ~~My Commission Expires~~ August 31, 1993

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

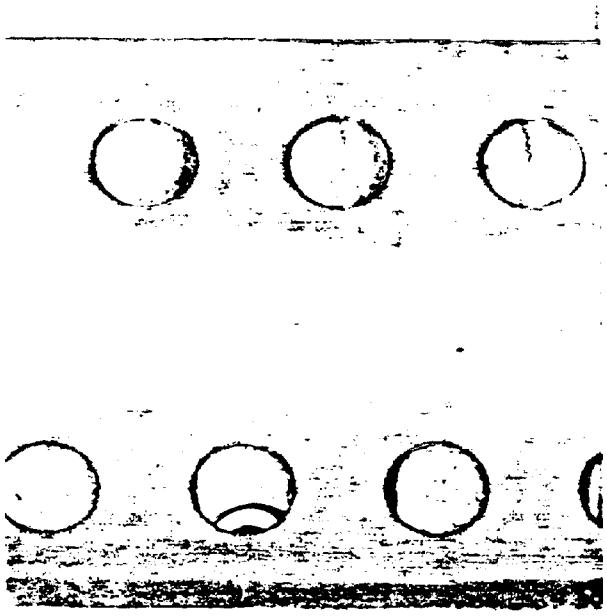
BOOK 8662 PAGE 141

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 80500.00
CON TX 297.85
PRFEE 1.00
WDEED 6.00
TOTAL 304.85
CHECK 304.85

06/26/92 01 15:23 0001 5506
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23093

IDENTIF. REFERENCE

JUN 26 3 23 PM '92

REGISTER
DAVIDSON COUNTY, TN.

No. 545207