OWNER:
Joyce E. Lane
111 Stanton Rd.
Nashville, TN.

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
148 Public Square
Lebanon, TN 37087

SEND TAX BILLS TO:
America's Mortgage Servicing, Inc.
P. O. Box 9411
Gaithersburg, Maryland 20898

BOOK 8717 PAGE 969

Map 6DA9417 Parcel 119-3-61

D E E D

FOR AND IN CONSIDERATION of the sum of Forty-Eight Thousand Dollars ($48,000.00) paid as follows, that is, the sum of $9,440.00 cash in hand paid, the receipt of which is hereby acknowledged, and the assumption and agreement to pay the first mortgage indebtedness held by America's Mortgage Servicing, Inc., of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee, we, CATHERINE J. WARD PHILLIPS and husband, RONNIE R. PHILLIPS, have this day bargained and sold and by these presents do hereby transfer and convey unto JOYCE E. LANE, her heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 35 on the Plan of Crescent Heights Subdivision of record in Book 2331, Page 106, Register's Office for said County, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Catherine J. Ward, by Quitclaim Deed from Everett M. Ward, dated March 14, 1989, and of record in Deed Book 7793, page 405, Register's Office for Davidson County, Tennessee. Catherine J. Ward is now married to Ronnie R. Phillips and he joins in this instrument to convey any interest he might have in said property.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said JOYCE E. LANE, her heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantee that we are lawfully seized

and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way, and to all restrictions and easements of record.

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POSSESSION to be given September 1, 1992.

Property taxes for the year 1992 are being paid from escrow and the escrow account is being transferred to Purchaser as of the date of this deed.

WITNESS OUR SIGNATURES hereto this 18th day of August, 1992.

4177.4.

IDENTIFICATION REFERENCE

SEP 1 3 39 PM '92

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

Catherine J. Ward Phillips
CATHERINE J. WARD PHILLIPS

Ronnie R. Phillips
RONNIE R. PHILLIPS

2265 09/01 0101 03CHECK 186.6(

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, CATHERINE J. WARD PHILLIPS and husband, RONNIE R. PHILLIPS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of August, 1992.

Nancy H. [illegible]
Notary Public

NOTARY PUBLIC
WILSON COUNTY, TN

My commission expires: 5-30-93

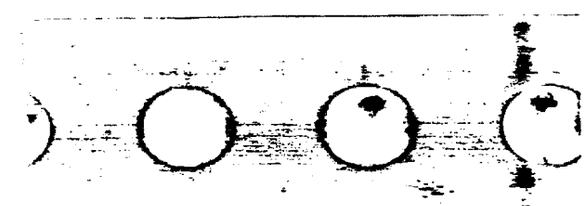
The actual consideration or value, whichever is greater, for this transfer is $ 48,000.00

Betty P. Lawson
Affiant

Sworn to and subscribed to before me, this the 1st day of Sept., 1992.

B. Edwards - Dep. Reg.
Notary Public

My commission expires: _____



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

RECEIVED OF _____

FOR _____

BOOK 8717 PAGE 971

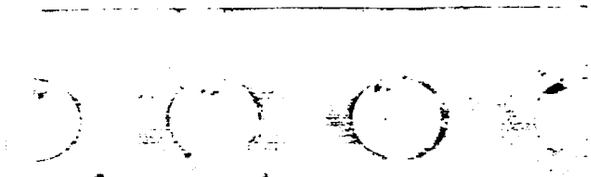
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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	48000.00
			CON TX	177.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	186.60
			CHECK	186.60
09/01/92	01		15:40 0001	2265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK







4177.4

IDENTIFICATION REFERENCE

SEP 1 3 39 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 565963