This Instrument Prepared by: E. L. Edwards, III, Attorney, 508 Stahlman Building, 211 Union St., Nashville, TN 37201.

FROM: Paul Cornwell and wife, Carolyn W. Graves Cornwell

TO: John S. Phipps, Jr. and Robert E. Phipps

WARRANTY DEED

Address New Owners: Mr. John S. Phipps, Jr. Mr. Robert E. Phipps P.O. Box 50026 Nashville, TN 37205	Send Tax Bills: Same	Map 81-8 Pars 465, 466 Fld Bk 01W 01430 01W 01425

FOR AND IN CONSIDERATION of the sum of Five Dollars, Cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Paul Cornwell and wife, Carolyn W. Graves Cornwell hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto John S. Phipps, Jr. and Robert E. Phipps, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 190 and the westerly 37 feet of Lot No. 191 on the Plan of NORTH NASHVILLE REAL ESTATE COMPANY'S PROPERTY, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 190 and the westerly 37 feet of Lot No. 191 front together 87 feet on the southerly side of Buchanan, formerly Carroll Street, and run back between parallel lines 100 feet to an alley.
>
> BEING the same property conveyed Paul Cornwell by deed from Douglas Adkins and wife, Freda A. Graves Adkins, and Paul Cornwell and wife, Carolyn W. Graves Cornwell, as of record in Book 8102, page 925, Register's Office for Davidson County, Tennessee.
>
> Carolyn W. Graves Cornwell, wife of Paul Cornwell, joins in this conveyance for the purpose of conveying any marital or other interest she might have.

This unimproved property known as 503 and 505 Buchanan St. Nashville, Tennessee 37208.

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and We do covenant with the said Grantees that We are lawfully seized and possessed of said land in fee simple and We have good right and authority to convey them, and the same are unencumbered, and We do further covenenant and bind ourselves,

our successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Witness my hand this 23rd day of October, 1992.

William P. Cornwell
Paul Cornwell

Carolyn W. Graves Cornwell
Carolyn W. Graves Cornwell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Cornwell and wife, Carolyn W. Graves Cornwell, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October 1992.

Ann Marie Luellen
Notary Public

My commission expires: 9/23/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Thousand Five Hundred Dollars ($7,500.00).

William P. Cornwell
Affiant

Subscribed and sworn to before me this 23rd day of October, 1992.

Ann Marie Luellen
Notary Public

My commission expires: 9/23/96

5765.9

IDENTIFICATION REFERENCE

OCT 23 1 40 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3853 10/23 2101 03CHECK

36.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8765 PAGE 583

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 7500.00
				CON TX 27.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 36.75
				CHECK 36.75
			10/23/92 01	13:41 0001 3863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 6 5 9

IDENTIFI REFERENCE

Oct 23 1 40 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 583313