This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, 424 Church Street
Nashville, Tennessee 37219

BOOK 8771 PAGE 682

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL:
Stu Phillips and wife, Aldona Phillips 4121 Clovercroft Road Franklin, TN 37064	Owner	Map/Parcel 41-12-76

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, VICTOR H. RUMORE (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said STU PHILLIPS and wife, ALDONA PHILLIPS (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See the attached Exhibit A.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to such matters as an accurate survey would reveal, and all existing restrictions, zoning ordinances, recorded easements or instruments, including, without limitation, those matters described on Exhibit B attached hereto.

This is improved property known as 3838 Dickerson Road, Nashville, Tennessee 37207.

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, and Grantee's heirs and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns,

against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 29 day of October, 1992.

Victor H. Rumore
VICTOR H. RUMORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, VICKI L. PEGG, a Notary Public in and for said County and State, the within named VICTOR H. RUMORE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 29 day of October, 1992.

Vicki L. Pegg
Notary Public

My Commission Expires:
My Commission Expires MAR. 25, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me this 29 day of October, 1992.

Vicki L. Pegg
Notary Public

My Commission Expires:
My Commission Expires MAR. 25, 1995

EXHIBIT "A"

Land in Davidson County, Tennessee, being a portion of a tract designated "Reserved for Commercial No. 5" on the Plan of Bellshire Estates, Section 2, as of record in Book 2133, page 111, Register's Office for said County, and described as follows:

Beginning at a monument in the westerly margin of Dickerson Pike, said monument being the common corner between the property herein described and Lot No. 2 of the Bellshire Estates Resubdivision Part Lot 5, Section Two, as of record in Book 4350, page 18, Register's Office for said County; thence leaving said Dickerson Pike and along the common boundary line between said Lot No. 2 and the property herein described, North 86 degrees 32 minutes West 407.65 feet to a point in the westerly boundary line of said Reserved for Commercial no. 5, North 4 degrees 23 minutes East 196.0 feet to an iron pin; thence leaving said westerly boundary of Reserved for Commercial no. 5, South 82 degrees 53 minutes East 404.15 feet to an iron pin in the westerly margin of Dickerson Pike; thence along said westerly margin South 3 degrees 28 minutes West 170 feet to the point of beginning.

Being the same property conveyed to Victor H. Rumore by Quitclaim Deed from Rumore Properties, Inc. of record in Book 8771, Page 679, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

1. Real estate taxes.

2. Restrictive Covenants contained in instrument of record in Book 2294, Page 346, as amended in Book 4476, Page 565, and re-instatement of said Restrictive Covenants as of record in Book 6399, Page 1, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 6693, Page 506, said Register's Office.

4. The Plan of record in Book 2133, Page 111, said Register's Office, shows an Owner's Certificate, a 60 foot minimum building setback line from Dickerson Pike and a 25 foot easement for public utility and drainage purposes along the rear line of said lot.

5093 10/30 0101 03CHECK 498.00

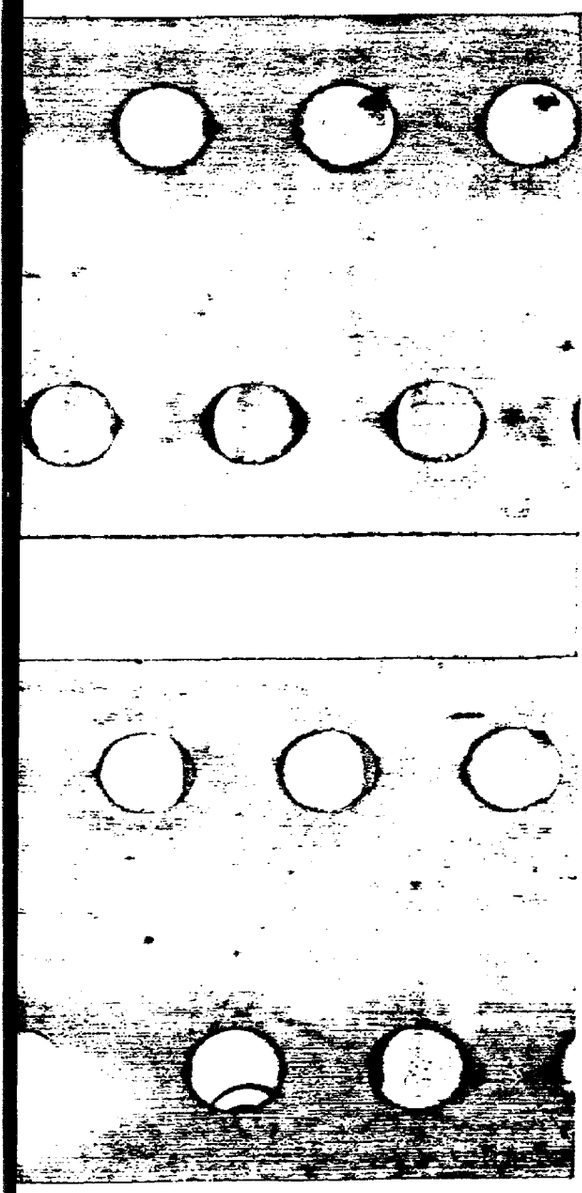
5.9.6 4:6.

IDENTIFICATION

OCT 30 2 51 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.



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

RECEIVED OF _____

FOR _____

BOOK 8771 PAGE 686

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

MAMT
130000.00
ERR CO
MAMT
130000.00-
CAMT
130000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX	481.00
PRFEE	1.00
WDEED	16.00
TOTAL	498.00
CHECK	498.00

10/30/92 01 14:49 0001 6080

5.9.6 4.6.

IDENTIFICATION REFERENCE

OCT 30 2 51 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 585498