THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

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WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Eli B. Landrum, Jr. and wife, Barbara G. Landrum 1000 Enclave Circle #404 Nashville, TN 37211	Same	Map # 172-2 Parcel # 109

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, PHILLIPS PARTNERS, a Tennessee general partnership, does hereby transfer and convey unto ELI B. LANDRUM, JR. and wife, BARBARA G. LANDRUM, their successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 81, on the plan of Myrtlewood Subdivision, Phase Two, Section Nine, of record in Book 7900, Page 231, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being part of the same property conveyed to Phillips Partners, a Tennessee general partnership by deed from Betty P. Hagan of record in Book 8043, Page 796, by deed from William B. Phillips of record in Book 8043, Page 799 and by deed from William Hume Barr, Trustee of record in Book 8167, Page 467, as said deeds were corrected by Deeds of Correction of record in Book 8170, Page 124, Book 8170, Page 128, and Book 8170, Page 133, all in the Register's Office for Davidson County, Tennessee. By Partnership Agreement Addendum and Resolution dated May 27, 1992, Betty P. Hagan is designated as Managing Partner with full power and authority to convey the above described property.

This land is unimproved property known as 6036 Deer Trace, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ELI B. LANDRUM, JR. and wife, BARBARA G. LANDRUM, their heirs, successors and assigns forever.

The undersigned covenants with the said ELI B. LANDRUM, JR. and wife, BARBARA G. LANDRUM, that it is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1992 which are prorated to the date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of record in Plat Book 7900, Page 231, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 7768, Page 279, and Book 8194, Page 197, Register's Office for Davidson County, Tennessee.

4. Easements granted the State of Tennessee of record in Book 7950, Page 227, and Book 7950, Page 23, Register's Office for Davidson County, Tennessee.

5. Easement granted Metro of record in Book 8377, Page 920, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned does further covenant and bind itself, and it's heirs, successors and assigns to warrant and forever defend the title to said land to the said ELI B. LANDRUM, JR. and wife, BARBARA G. LANDRUM, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25 day of November, 1992.

PHILLIPS PARTNERS

BY: Betty P. Hagan
BETTY P. HAGAN
MANAGING PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth L. Barnard, a Notary Public of the State and County aforesaid, personally appeared BETTY P. HAGAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Partner of Phillips Partners, the within named bargainor, a partnership, and that she, as such partner being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by herself as Partner.

Witness my hand and official seal at Nashville, Tennessee this 25th day of November, 1992.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $35,000.00.

Eli B. Landrum, Jr.
ELI B. LANDRUM, JR.

Sworn to and subscribed before me this 25th day of November, 1992.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

68756

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
Nov 30 3 10 PM '92
REGISTER'S OFFICE
128.50 0101 CHECK 11750 22

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	35000.00
			CON TX	129.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	138.50
			CHECK	138.50

11/30/92 01 15:09 0001 1682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68758

IDENTIFICATION REFERENCE

Nov 30 3 10 PM '92

DAVIDSON COUNTY, TN

No. 595393