STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $131,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 1992.

Notary Public

My Commission expires: 7/27/96

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument prepared by:
Jeffrey Mobley
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 198888
230 Fourth Avenue North
Nashville, TN 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Number
Jeffrey Richard Daw and wife, Kendra Hoster Daw	Leader Federal Bank for Savings	117-16-097
1403 Grandview Drive	P. O. Box 2926	16DA 07030
Nashville, TN 37219	Memphis, TN 38101-2926	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM KEITH PHILLIPS AND WIFE, NANCY L. PHILLIPS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEFFREY RICHARD DAW AND WIFE, KENDRA** Hosler **DAW**, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 1 of Block "Q" on the Map of Maplehurst, of record in Book 843, pages 22 and 23, Register's Office for said County.

Said Lot fronts 60 feet on the south side of Grandview Drive and runs back between parallel lines, along the westerly margin of Ferndale Avenue, 150 feet to a dead line.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 2 of Block "Q" on the Map of Maplehurst, of record in Book 843, pages 22 and 23, Register's Office for said County.

Said Lot 2 fronts 60 feet on the south line of Grandview Drive and runs back between parallel lines to a depth of 150 feet.

Both aforesaid Tracts I and II being the same property conveyed to William Keith Phillips by quitclaim deed from Alton W. Phillips, Jr., and Jere Pinson Phillips of record in Book 8819, page 394, Register's Office for said County.

TRACT III:
Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 3 of Block "Q" on the Map of Maplehurst, as of record in Book 843, pages 22 and 23, Register's Office for said County.

Said easterly 15 feet of Lot 3 fronts 15 feet on the southerly side of Grandview Drive and runs back between parallel lines 150 feet to a dead line.

The aforesaid Tract III being the same property conveyed to William Keith Phillips by deed from Elizabeth B. Phillips, of record in Book 6469, page 237, Register's Office for said County, and also being the same property conveyed to William Keith Phillips by quitclaim deed from Alton W. Phillips, Jr., and Jere Pinson Phillips of record in Book 8819, page 394, Register's Office for said County.

This conveyance is made subject to Matters shown on the plan of record in Book 843, pages 22 and 23, Register's Office for said County.

All three aforesaid Tracts I, II and III together constitute the improved property known as 1403 Grandview Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with 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, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 15th day of December, 1992.

William Keith Phillips

Nancy L. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **WILLIAM KEITH PHILLIPS AND WIFE, NANCY L. 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 the 15th day of December, 1992.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7.5 5 5 8.

IDENTIFICATION REFERENCE:

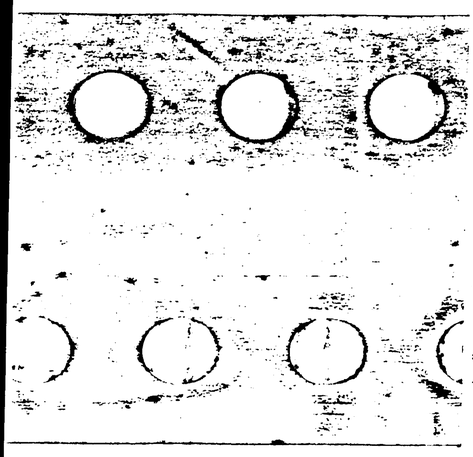
DEC 21 9 42 AM '92

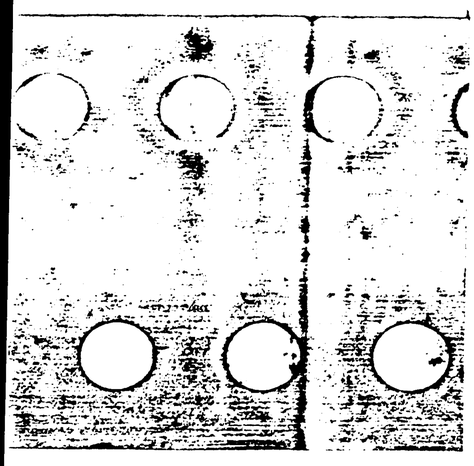
J. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3804 12/21 0101 03CHECK 493.70

BK 8819

OFF REC





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

RECEIVED OF _____

FOR _____

BOOK 8819 PAG

CO - CONVEYANCE	CC - CERTIFIED COPY
MO - MORTGAGE	REL - RELEASE
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE
TD - TRUST DEED	

DATE	SYMBOL	VALUATION	TAX AND

12/21/92 (

RECEIPT IS NOT VALID UNTIL CHECK IS

7.55 58

IDENTIFICATION REFERENCE

DEC 21 9 42 AM '92

DAVIDSON COUNTY, TN

PG 398