This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

MAIL ENV.

8 8 8 4

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Computer Systems, Incorporated 51 Lindsley Ave Nashville, TN 37210	Same	93-11-236 13W-03010

WARRANTY DEED BOOK 8884 PAGE 5

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **STUART J. PHILLIPS etux ALDONA PHILLIPS,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **COMPUTER SYSTEMS, INCORPORATED, a Tennessee Corporation,** hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 20 and the westerly 40 feet of the northerly 40 feet of Lot No. 21 on the plan of Philip Lindsley Heirs' property, as of record in Book 21, page 25, Register's Office for said County, described as follows:
>
> Beginning on the southerly margin of Lindsley Avenue, at a point 120 feet west of Berrien Street, being J.T. McCall's northwest corner; thence with the southerly margin of Lindsley Avenue; westwardly 40 feet to an alley; thence with the easterly margin of said alley, southwardly 100 feet to a point 10 feet north of the dividing line between Lots Nos. 21 and 22, being a corner of the J.T. McCall lot; thence with the northerly line of said McCall lot, eastwardly 40 feet to a point 120 feet west of Berrien Street, being another corner of the McCall lot; thence northwardly 100 feet to the beginning.
>
> Being the same property conveyed to Stuart J. Phillips etux Aldona Phillips by deed from Lindsley Partners of record in Book 8299, page 718, RODC, TN.

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, its heirs and assigns, forever;

AND STUART J. PHILLIPS etux ALDONA PHILLIPS do covenant with the said Grantee that they 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;

Subject to the following restrictions and conditions:

1. 1993 taxes are a lien, but not yet due and payable.
2. The Plan of record in Book 21, page 25, RODC, TN.
3. Subject to any and all building and zoning regulations of City, County and State.

AND STUART J. PHILLIPS etux ALDONA PHILLIPS DO FURTHER covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

481.0000/tj/cb

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This property improved property is known as 51 Lindsley Avenue, Nashville, Tennessee.

WITNESS OUR HANDS this 8th day of March, 1993 in Franklin, Tennessee.

STUART J. PHILLIPS

ALDONA PHILLIPS

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared STUART J. PHILLIPS and ALDONA PHILLIPS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 8th day of March, 1993.

NOTARY PUBLIC

My Commission Expires: 4/11/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

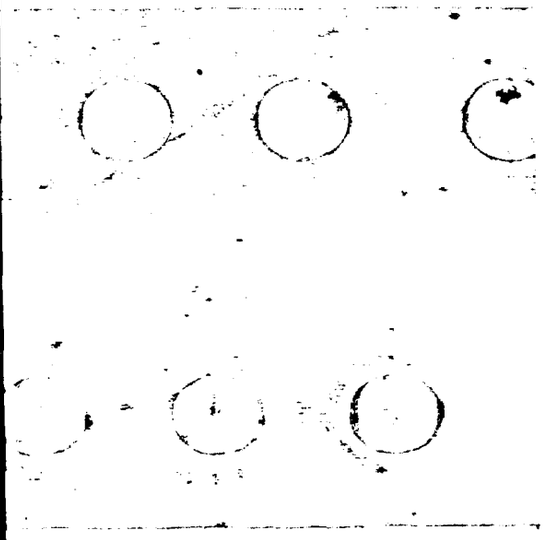
The actual consideration or value, whichever is greater, for this transfer is $36,030.00

AFFIANT

Sworn to and subscribed before me this 8th day of March, 1993.

NOTARY PUBLIC

My commission expires: 4/11/97



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

RECEIVED OF _____

FOR _____

BOOK 8884 PAGE 7

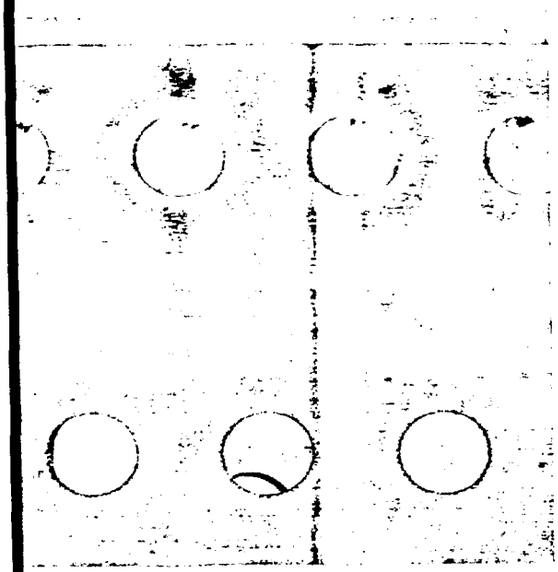
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONT	36030.00
CON TX	133.20
PRFEE	1.00
WDEED	8.00
TOTAL	142.20
CHECK	142.20

[illegible] 01 [illegible] 0001 0878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



68896

REFERENCE

[illegible] APR '93

No. 628420