WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
William L. Phillips and wife, Jean D. Phillips 3240 Panorama Drive Nashville, Tennessee 37218	William L. Phillips and Jean D. Phillips 3240 Panorama Drive Nashville, TN 37218	Map 32-9 Parcel 85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

x Jean D. Phillips
Affiant

Subscribed and sworn to before me this 25th day of March, 1993.

Notary Public

My Commission Expires:
June 26, 1994

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Developers, a Tennessee joint venture, with Robert L. Eatherly on behalf of the Developers having full power to sell, transfer, convey or encumber without joinder of any other venturer, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto William L. Phillips and wife, Jean D. Phillips, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Quail Ridge, Section Three, of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the premises conveyed to The Developers, A Joint Venture, by deed from R. L. Eatherly, Trustee, of record in Book 6628, Page 853, Register's Office for Davidson County, Tennessee.

Subject to restrictions that appear of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee.

Subject also to the Plan of Record in Book 7900, Page 160, said Register's Office, showing an Owner's Certificate, a 50 foot minimum building setback line from Quail Ridge Drive, and a 10 foot easement for public utility and drainage purposes along the southerly line of said lot; subject also to a 2.5 x 30 foot utility anchor easement located on the northeast front corner of said lot;

Subject also to all notes shown on the Plat of record in Book 7900, Page 160 for the Register's Office for Davidson County, Tennessee.

Subject also to taxes for the year 1993 for which Grantees assume and agree to pay.

This is unimproved property, known as Lot 113, Plan of Quail Ridge, Section Three, Nashville, Davidson County, Tennessee.

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, successors and assigns forever, and it does covenant with the said Grantees that it is seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned.

AND the said Grantor further covenants and binds itself, and its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of March, 1993.

THE DEVELOPERS, a Tennessee Joint Venture

By: Robert L. Eatherly
Robert L. Eatherly,
Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Donna L. Daniel, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Eatherly, 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 joint venturer of The Developers, a Tennessee Joint Venture, the within named bargainor, and that he as such joint venturer, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as such joint venturer.

Witness my hand and official seal, this 18th day of March, 1993.

Donna L. Daniel
Notary Public

My Commission Expires:
March 26, 1994

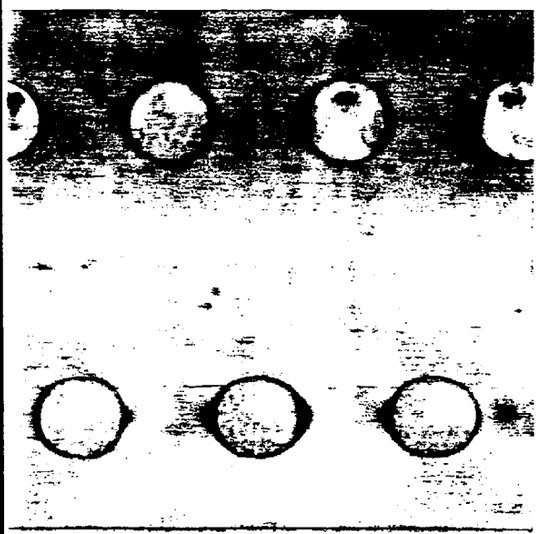
03308

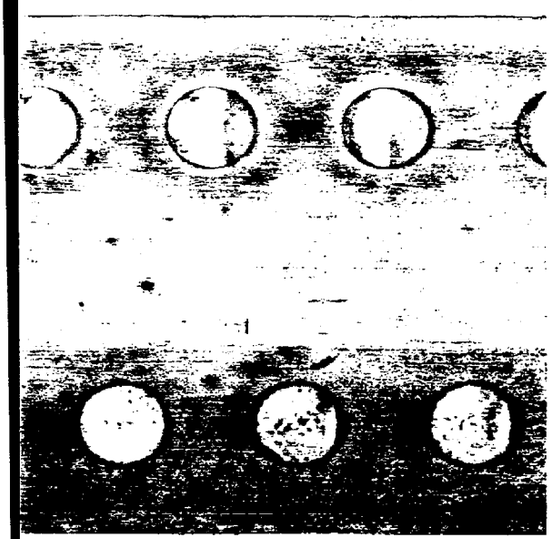
TENNESSEE REFERENCE

MAR 25 3 52 PM '93

PICK-UP

5810 03/25 0101 03CHECK 53.40





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

RECEIVED OF _____

FOR _____

BOOK 8896 PAGE 379

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 12000.00
				CON TX 44.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 53.40
				CHECK 53.40
			03/25/93 01	15:51 0001 5810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03308

IDENTIFICATION REFERENCE

MAR 25 3 52 PM '93

DAVIDSON COUNTY, TN

No. 633287