This instrument prepared by: L. Ken Johnson, Atty. ← MAIL T.
302 Moss Trail Goodlettsville, Tennessee,
37072
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,271.69

RICHARD LLOYD PHILLIPS

Subscribed and sworn to before me this the 28th day of April, 1993.

Notary Public

My comm. exp. 11-02-93

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP/PARCEL NO.
RICHARD LLOYD PHILLIPS et ux SAME 023-00-0 051.00
155 Gatone Drive
Hendersonville, Tn. 37075

BOOK 8930 PAGE 129

Mortgagee:
Mary Alice Phillips
966 Carlin Street
Goodlettsville, TN. 37072

WARRANTY DEED

We, DAVID A. WATSON, and wife, KATHY R. WATSON, for and in consideration of the sum of Ten ($10.00) dollars and other good and valuable considerations, receipt of which is hereby acknowledged, have bargained and sold and by these presents do transfer and convey unto RICHARD LLOYD PHILLIPS and wife, KAREN SUE PHILLIPS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:
Being in the 10th Civil District described according to a survey made by Jack Underwood, Surveyor, dated July 1, 1975, as follows:

Beginning at an iron pin in the easterly margin of Crocker Springs Road, the southeasterly corner of a tract of land conveyed to A. Krantz's by deed of record in Book 4644, page 758; and running thence with Krantz' line generally following a trail, North 47 deg. 26' East 162.05 feet to an iron pin; thence North 37 deg. 37' East 162.71 feet to an iron pin; thence North 30 deg. 13' East 167.12 feet to an iron pin; thence North 32 deg. 35' East 82.83 feet to an iron pin; thence North 40 deg. 13' East 52.42 feet to an iron pin; thence in a northeasterly direction 200 feet, more or less, to the northeast corner of the land herein described; thence South 9 deg. 47' West 575.82 feet to a large shellbark hickory; thence South 31 deg. 51' East 837.67 feet to an iron pin in the center of a private road; thence with the center of said private road, South 30 deg. 23' West 154.54 feet to an iron pin; thence North 36 deg. 9' West 602 feet to a point; thence North 70 deg. 4' West 211.32 feet to an iron pin; thence South 89 deg. 11' West 123 feet to the easterly margin of Crocker Springs Road; thence with the easterly margin of same in a northwesterly direction 102.32 feet, North 27 deg. 30' West 80.72 feet and northwesterly 87.97 feet to the beginning.

INCLUDED in the above description but EXCLUDED therefrom is a 0.126 acre tract conveyed to the Metropolitan Government of Nashville &

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258

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

Davidson County by deed from Gerald A. Burkett and wife, Carolyn H. Burkett, of record in Book 7391, page 867, Register's Office for Davidson County, Tennessee; and described as follows:

Beginning at a point 19.09' left of centerline station 57+14.51, the same being a point in the existing northerly right-of-way of Crocker Springs Road and the western boundary of Tract No. 4; thence with said boundary North 47 deg. 26' East 10.99' to a point 30' left of centerline station 57+13.21; thence 66.0' along an arc of radius 1175.92' to a point 30' left of centerline station 57+77.53; thence South 32 deg. 27' 17" East 217.48' to a point 30' left of centerline station 59+95, the same being a point in the eastern boundary of Tract No. 4; thence with said boundary South 89 deg. 11' West 28.76' to a point 5.51' left of centerline station 59+79.93, the same being a point, in the existing northerly right-of-way of Crocker Springs Road; thence northwesterly with said right-of-way 95.74' along an arc of radius 556.46'; thence North 27 deg. 15' 59" West 93.62'; thence 77.66' along an arc of radius 732.7' to the point of beginning containing 0.126 acre. BOOK 8930 PAGE 130

Being the same property conveyed to David A. Watson and wife, Kathy R. Watson, by deed from Gerald A. Burkett and wife, Carolyn H. Burkett, of record in Book 7794, page 597, Register's Office for Davidson County, Tennessee.

Also INCLUDED in the above description but EXCLUDED from this conveyance is a 2.02 acre tract conveyed to Hubert G. McBee and wife, Jacqueline McBee, by deed from David A. Watson and wife, Kathy R. Watson, of record in Book 8189, page 548, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described according to a Mortgage Loan Inspection, dated March 10, 1989, Made by William M. Keel, R.L.S., No. 990, as follows:

Beginning at an iron pin in the easterly margin of Crocker Springs Road, said pin being the southwesterly corner of the property conveyed to A. Krantz by deed of record in Book 4644, page 758, of the Register's Office for Davidson County, Tennessee; thence, North 47 deg. 26' East 155.24 feet to an iron pin; thence, North 37 deg. 37' East 162.71 feet to an iron pin; thence North 30 deg. 13' East 90.00 feet to a point; thence, South 36 deg. 19' 2" East 238.63 feet to a point; thence, South 30 deg. 13' West, 90.00 feet to a point; thence, South 47 deg. 20' 32" West 320.00 feet to a point in the easterly margin of Crocker Springs Road; thence, with the easterly margin of Crocker Springs Road, North 33 deg. 43' 56" West, 147.88 feet to a point; thence, along a curve to the left (I = 3 deg. 8' 2"; R = 1175.92 feet) a distance of 64.32 feet to the point of beginning, containing 2.02 acres, more or less.

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said RICHARD LLOYD PHILLIPS and wife, KAREN SUE PHILLIPS, their heirs and assigns, forever

And we do covenant with the said RICHARD LLOYD PHILLIPS and wife, KAREN SUE PHILLIPS, 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 stated in this Deed.

And, we, DAVID A. WATSON, and wife, KATHY R. WATSON do further

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2259

covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said RICHARD LLOYD PHILLIPS and wife, KAREN SUE PHILLIPS, their heirs and assigns against the lawful claims of all persons whomsoever.

This is (un-improved) property known as 2458 Crocker Springs Road, Goodlettsville, Tennessee 37072

Witness our hands this the 28th day of April, 1993.

X _____
DAVID A. WATSON,

X Kathy R Watson
KATHY R. WATSON

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID A. WATSON, and wife, KATHY R. WATSON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of April, 1993.

Lewis P. Johnson
Notary Public

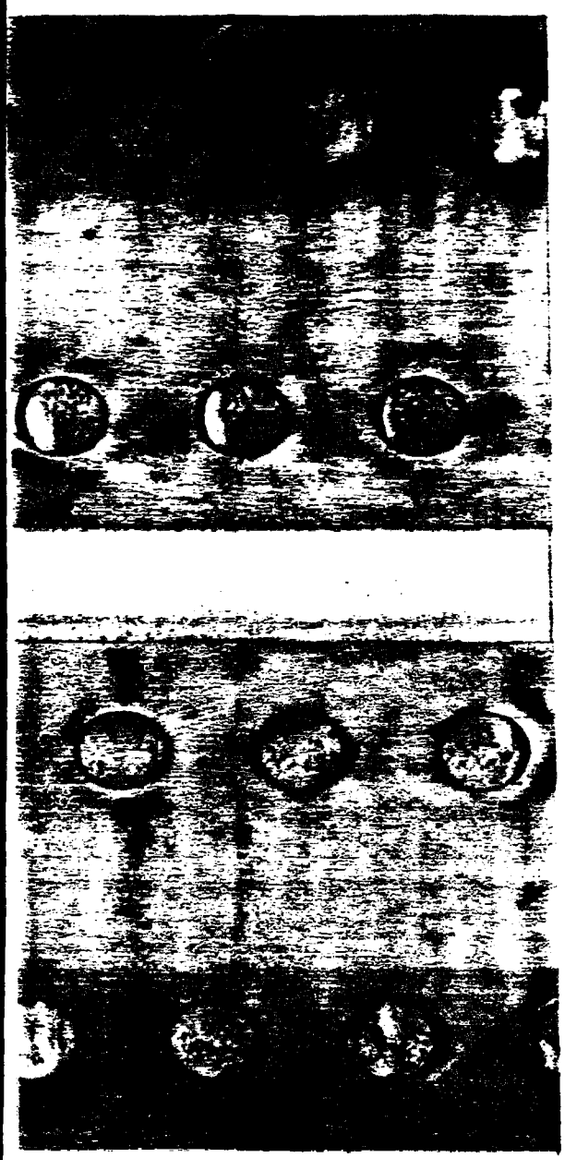
My comm. exp 11-27-93

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258

IDENTIFICATION REFERENCE

APR 29 10 37 AM '93
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

0535 04/29 0101 03CHECK 69.3



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

RECEIVED OF _____

FOR _____

BOOK 8930 PAGE 132

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 15221.69
				CON TX 56.32
				PRFEE 1.00
				MDEED 12.00
				TOTAL 69.32
				CHECK 69.32
04/29/93	01			10:34 0001 0535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:41:19

IDENTIFI REFERENCE)

APR 29 10 37 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 645226