FORM NO. WD-1

BOOK 8941 PAGE 177

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

James Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 1993.

Notary Public

MY COMMISSION EXPIRES May 28, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Lane, Suite A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
James Phillips (NAME)	Same (NAME)	161-00-0-096.00
5814 Nolensville Rd. Suite 107 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	06DU71480
Nashville TN 37211 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, WE, W. L. Bainbridge, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Phillips and wife, Margaret Phillips

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1 on the plan of Resubdivision of Lot 1, Maple Ridge of record in Book 8250, page 187, Register's Office for said County. Said Lot No. 1 fronts 84.01 feet on the Westerly margin of Nolensville Road and extends back 346.48 feet on the Northerly line and 344.79 feet on the Southerly line to a dead line in the rear, measuring 84.01 feet thereon.

Being the same property conveyed to W. L. Bainbridge, III by deed from W. M. Seat and wife, Georgia Hill Seat of record in Book 6811, page 261 as rerecorded in Book 7037, page 49 both in Register's Office for Davidson County, Tennessee.

PICK-UP

0401 05/06 0101 03CHECK 386.40

MAY 6 3 37 PM 1993

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

1.7.2.1.0

This is unimproved (X) improved ( ) property, known as 5837 Nolensville Road, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (postal Zip)

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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 5th day of May, 1993

W. L. Bainbridge, III

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, W. L. Bainbridge, III

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 5th day of May, 1993

Heuman A. Rubin
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My commission expires:
May 28, 1995

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____,
this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

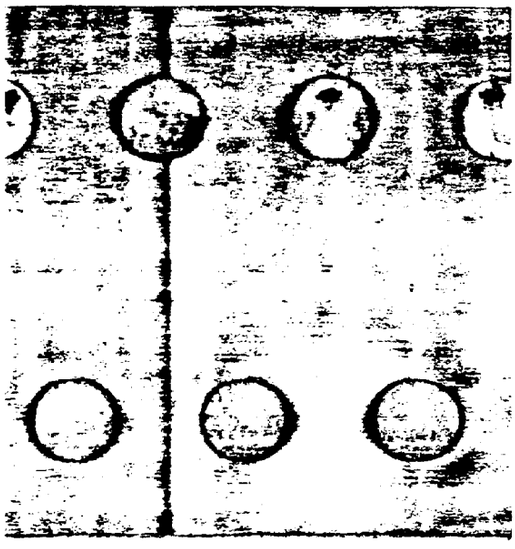
W. L. Bainbridge, III

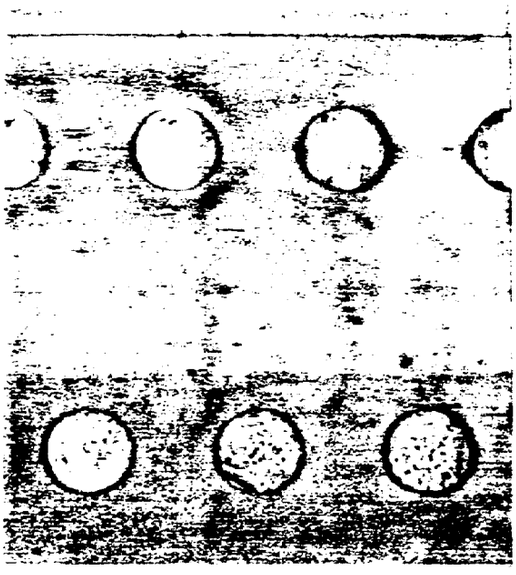
TO

James Phillips, and wife,

Margaret Phillips

PATRICIA SPICER CARDEN
Attorney At Law
5034 Thoroughbred Lane, Suite A
Brentwood, Tennessee 37027





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8941 PAGE 179

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	
	102000.00
CON TX	377.40
PRFEE	1.00
WDEED	8.00
TOTAL	386.40
CHECK	386.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 05/10/93 15:03:08 0001 0401

1.7.2.10

IDENTIFICATION REFERENCE

MAY 6 3 37 PM '93

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 648521