THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

SPECIAL WARRANTY DEED BOOK 9012 PAGE 505

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Edward Randall Phillips 621 Carol Ann Drive Goodlettsville, TN 37072	Same as New Owner	Map 18-12-A Parcels 1, 2, 5, 11, 16, 17, 18 19, 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 41, 43, 46, 49, 50, 51, 52, 53, 54, 55

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **BANK OF GOODLETTSVILLE**, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **EDWARD RANDALL PHILLIPS**, hereinafter referred to as the "GRANTEE", his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lots Nos. 1, 2, 5, 11, 16, 17, 18, 19, 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 41, 43, 46, 49, 50, 51, 52, 53, 54 and 55 on the Plan of Emerald Cove, a Planned Unit Development of record in Book 6900, pages 630 and 631, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the metes and bounds of the said individual lots, building setback lines, easements and other matters contained thereon.

Being a part of the same property conveyed to the Bank of Goodlettsville by Substitute Trustee's Deed from Homer R. Ayers, Substitute Trustee, of record in Book 8997, page 820, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property in Emerald Cove, a Planned Unit Development, Goodlettsville, Tennessee 37072.

RESTRICTIONS: This conveyance is further subject to the Declaration of Covenants, Conditions and Restrictions of Emerald Cove and attendant By-Laws of record in Book 7511, page 581, said Register's Office.

PLAN OF RECORD: This conveyance is further subject to any and all matters shown on the Plan of record in Book 6900, pages 630 and 631, said Register's Office.

EASEMENTS: This conveyance is further subject to easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4956, page 181, said Register's Office and easement for water line granted to Madison Utility District of record in Book 7653, page 282, said Register's Office.

TAXES: This conveyance is made subject to 1993 taxes which have been prorated between the parties and which will be paid, in full, by the GRANTEE, when due.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title 3:08 07/15 0101 03CHECK 1008.00 and interest thereto belonging to the said GRANTEE, his heirs or assigns, forever.

And the GRANTOR, BANK OF GOODLETTSVILLE, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey same; and does further covenant and bind itself, its successors or assigns, that (1) the GRANTOR has done nothing to impair

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

such title as GRANTOR received, except as hereinabove set forth, and; (2) the GRANTOR will only warrant and defend the title against the lawful claims of all persons claiming by or through the GRANTOR, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on this the 12th day of July, 1993.

"GRANTOR" **"GRANTEE"**

BANK OF GOODLETTSVILLE

BY: _____
LOUIS C. BURNETT, Vice-President

_____
EDWARD RANDALL PHILLIPS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD RANDALL PHILLIPS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of July, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared LOUIS C. BURNETT, with whom I am personally acquainted and who acknowledged himself to be the Vice-President of the BANK OF GOODLETTSVILLE, the bargainor, a Tennessee banking corporation, and as such Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President.

WITNESS my hand and official seal, this the 12th day of July, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 12th day of July, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

93 JUL 13 AM 10:03
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

40347
IDENTIF. # REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9012 PAGE 507

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 270000.00	
			CON TX 999.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 1008.00	
			CHECK 1008.00	
07/13/93	01		10:03 0001 3133	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40347
IDENTIF. # REFERENCE
40347

93 JUL 13 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673554