[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[Mark K. Phillips	] Troy & Nichols, Inc.	] MAP and PARCEL]
[Evelyn J. Phillips	] Attn: Tax Dept.	]]
[239 Blackman Road	] P.O. Box 4025	] 147-06-0-190.00]
[Nashville, TN 37211	] Monroe, LA 71211-4025	]]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 9054 PAGE 872

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ruby M. Brookshire, a widow** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mark K. Phillips and Evelyn J. Phillips, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 122 on the Plan of Caldwell Country Estates, Section One, as of record in Book 2663, Pages 68 & 69, Register's Office for said county.

BEING the same property conveyed to Ruby M. Moss, a widow, by deed from R. Howard Moore and wife, Ann Moore, of record in Book 3182, Page 211, Register's Office of Davidson County, Tennessee.

Ruby M. Moss and Ruby M. Brookshire are one and the same persons.

This is property with a common address of 239 Blackman Road, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2663, Pages 68 & 69, as revised in Book 3130, Page 547, said Register's office and all matters therein; 3) Restrictive Covenants of record In Book 2802, Page 369, said Register's office; 4) Drainage and Utility Easement of record in Book 2883, Page 91, said Register's office.

54804
IDENTIF. ↑ REFERENCE

93 AUG 23 PM 1:44
REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $64,500.00]
[Mark K Phillips]
[Affiant]
[Subscribed and sworn before me this 13th day of August, 1993. Lisa D Vance]
[Notary Public]
[My Commission Expires: 10-14-96]

NOTARY PUBLIC STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9054 PAGE 873

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **August, 1993**.

Ruby M. Brookshire

Ruby M. Brookshire

BY: Ruby Marie Morgan Hatcher

Ruby Marie Morgan Hatcher
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ruby M. Brookshire, a widow** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **13th** day of **August, 1993**.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ruby Marie Morgan Hatcher,** with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **Ruby M. Brookshire**, and is authorized by **Ruby M. Brookshire** to execute this instrument on his/her behalf.

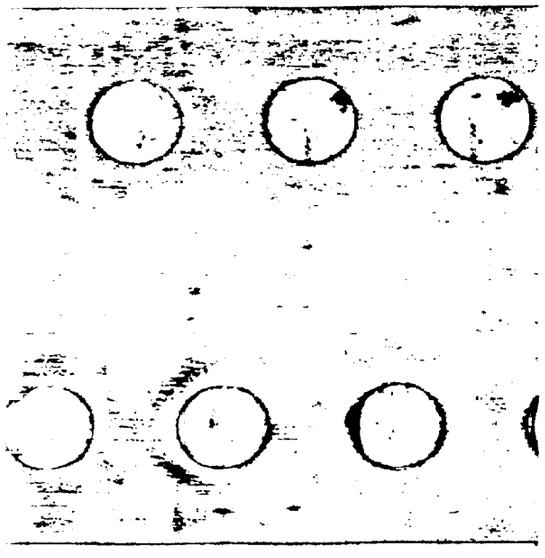
Witness my hand and official seal at **Nashville,**, Tennessee, this **13th** day of **August, 1993.**

Lisa D Jarrell

Notary Public
My Commission Expires: 10-14-96

File No. 9308-322

2747 08/23 0101 03CHECK 2.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9054 PAGE 874

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 64500.00
CON TX 238.65
PRFEE 1.00
MRFEE 8.00
TOTAL 247.65
CHECK 247.65

08/23/93 01 13:44 0001 2747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93 AUG 23 PM 1:44

REGISTER
DAVIDSON COUNTY, TN.

54804
IDENTIF. # REFERENCE

No. 889368