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57452
IDENTIF. ↑ REFERENCE

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Map & Parcel 172-02-113

93 AUG 30 PM 3:50

Send Tax Bills To: FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

New Owner

5672 08/30 0101 03[illegible]

New Owner:

BRENDA STEINBRECHER
306 Woody Place Apt X-22
Nashville, TN 37211

Mortgagee:

MAIL ENV.

FIRST UNION NATIONAL BANK OF TENNESSEE
198 EAST MAIN STREET
FRANKLIN, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PHILLIPS PARTNERS, a Tennessee General Partnership, Grantor, has bargained and sold and by these presents does transfer and convey unto BRENDA STEINBRECHER, unmarried, Grantee, her heirs and assigns, the property described as follows:

Land in Davidson County, Tennessee, being described as follows:

Being Lot No. 46, Myrtlewood Subdivision, Phase Two, Section Nine, being further described in that Plan of record in Book 7900, page 231, Register's Office for Davidson County, Tennessee, which description is incorporated herein by reference as if copied verbatim.

Being part of the same property conveyed to Phillips Partners by deeds from Betty P. Hagan, William B. Phillips and William Hume Barr, Trustee, of record in Book 8021, page 702, Book 8021, page 705, Book 8021, page 722, Book 8170, page 124, Book 8170, page 128, Book 8170, page 133, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND IT DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows: (1) Restrictions of record in Book 7768, page 279, Book 8194, page 197, and Book 8639, page 358, said Register's Office; (2) All matters on the plan of record in Plat Book 7900, page 231, said Register's Office; (3) Easement granted the State of Tennessee of record in Book 7950, page 227, and Book 7950, page 230, said Register's Office; (4) Easement granted Metro of record in Book 8377, page 920, said Register's Office; (5) 1993 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND IT DOES FURTHER COVENANT and bind itself, its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS its signature on this the 30 day of August, 1993.

PHILLIPS PARTNERS, a Tennessee
General Partnership

By: Bette P. Hagan
BETTE P. HAGAN, Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Mary Kathryn Hood, a Notary Public of said County, Bette P. Hagan, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the managing partner of Phillips Partners, a Tennessee General Partnership, and is authorized to execute this instrument on behalf of Phillips Partners, a Tennessee General Partnership.

Witness my hand, at office, this 30 day of August, 1993.

Mary Kathryn Hood
NOTARY PUBLIC

My Commission Expires: 9/29/96

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Thirty Five Thousand and No/100 Dollars ($35,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Brenda Steinbrecher
AFFIANT

Sworn to and subscribed before me this 30 day of August, 1993.

Mary Kathryn Hood
NOTARY PUBLIC

My Commission Expires: 9/29/96

mes/c:data/stein.wd

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9063 PAGE 28

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

08/30/93 01 15:50 0001 5676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57452
IDENTIF. & REFERENCE

93 AUG 30 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 691953