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BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

A. Warren Phillips III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 93

NOTARY PUBLIC AT LARGE — STATE OF TENNESSEE

Lora C. G
Notary Public

MY COMMISSION EXPIRES: May 25, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Warren Phillips, III (NAME)	First Union National Bank (NAME)	MAP 116-4 #168
809 South Wilson Boulevard (ADDRESS)	150 Fourth Avenue North (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, Michael W. Owens and wife, Ann Marie Owens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. Warren Phillips, III and wife, Mary S. 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 the southerly 25 feet of Lot No. 1 and the northerly 50 feet of Lot No. 2, Block "L" on the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for said County.

Said parts of Lots Nos. 1 and 2, Block "L", front together 75 feet on the westerly margin of South Wilson Avenue or Boulevard and extend back between parallel lines 250 feet to an alley.

Being the same property conveyed to Michael W. Owens and wife, Ann Marie Owens, by deed from L. C. Morris, Trustee for Anne Roberta Johnstone, of record in Book 8336, page 683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

59202

IDENTIF. & REFERENCE

93 SEP -2 PM 3:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1338 09/02 0101 03CHECK 693.50

unimproved ( )
This is improved (X) property, known as 809 South Wilson Boulevard, Nashville, TN 37215
(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 our hand s this 26th day of August 19 93

Michael W. Owens

Ann Marie Owens

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, the within named Michael W. Owens and wife, Ann Marie Owens

the bargainor s, with whom I am personally acquainted or 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 26th day of August, 19 93

Commission expires May 25, 1996

Notary Public

LEE C. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

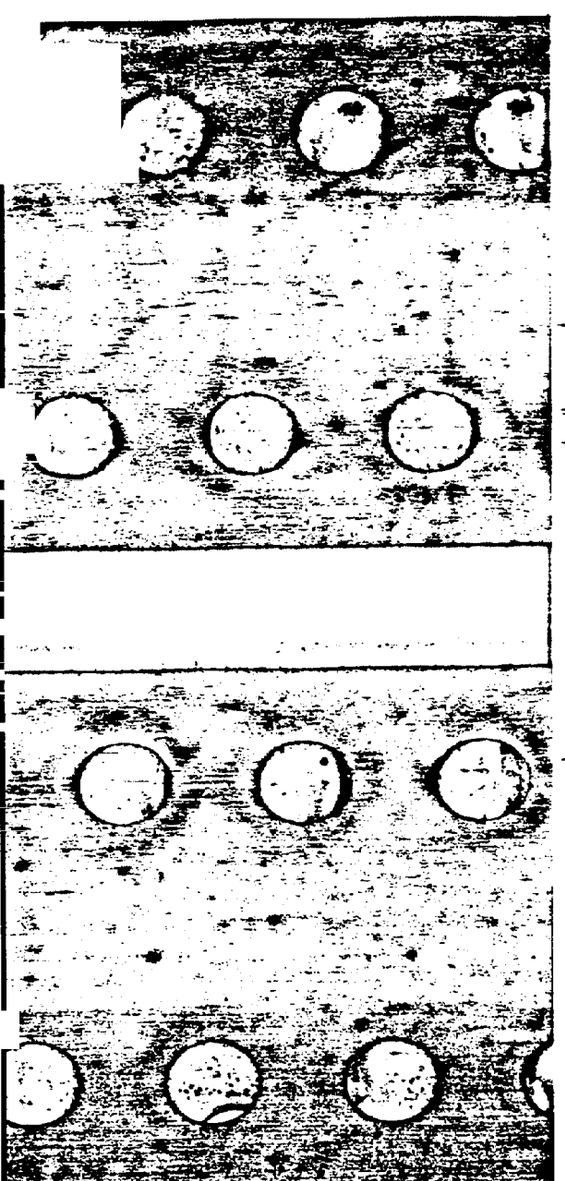
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

Warranty Deed from Michael W. Owens and wife, Ann Marie Owens, to A. Warren Phillips, III and wife, Mary S. Phillips.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215



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

RECEIVED OF _____

FOR _____

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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	
				185000.00
			CON TX	684.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	693.50
			CHECK	693.50
09/02/93		01	15:39 0001	1338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59202
IDENTIF. ↑ REFERENCE

93 SEP -2 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693811