BOOK 9102 PAGE 602

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***52,000.00.

Donald H Phillips
Affiant

Subscribed and sworn to before me this 24th day of September, 1993.

Notary Public

My Commission Expires: 1-22-94

69938
IDENTIFICATION
93 OCT -6 AM 11:06
REGISTER

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
DONALD H. PHILLIPS 5 Waters Avenue Nashville, Tennessee 37206	SAME	MAP 83-7 PARCEL 18

7358 10/04 0101 03CHECK 201.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY TWO THOUSAND AND 00/100 ($***52,000.00) DOLLARS,

(a) of which THIRTY FIVE THOUSAND AND 00/100 ($***35,000.00) DOLLARS, the Grantee herein has this day executed a purchase money Deed of Trust Note payable to Grantor with an interest rate of Ten percent (**10.0%) per annum amortized over 15 years payable in monthly installments of $***376.11 with the balance of any unpaid principal and accrued interest due and payable on November 1, 2008, to secure payment of which note a VENDOR'S LIEN is expressly retained on the hereinafter described real estate, and

(b) of which FOURTEEN THOUSAND AND 00/100 ($***14,000.00) DOLLARS, the Grantee herein has this day executed a purchase money Deed of Trust Note payable to Grantor with an interest rate of Ten Percent (***10.0%) per annum payable in monthly installments of $***200.00 with the balance of any unpaid principal and accrued interest due an payable on August 1, 2002, to secure payment of which note a VENDOR'S LIEN is expressly retained on the hereinafter described real estate, and

(c) for the balance of THREE THOUSAND AND 00/100 ($***3,000.00) DOLLARS, the Grantee herein has this day executed a Deed of Trust Note payable to Grantor. No monthly payments are due on this note and the Deed of Trust securing this note will be released by Grantor after 12 months from date; provided, however, Grantee makes timely payments on both of the above referenced notes and is not in arrears on either note.

We, **FREDERICK GEORGE HIBBERT and wife, THERESA S. HIBBERT,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DONALD H. PHILLIPS, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the east 58.0 feet front of Lot No. 9 and the west 9.0 feet

of Lot No. 8 on the map of George C. Waters Addition as of record in Book 161, page 141, Register's Office for Davidson County, Tennesse, to which plan reference is made for a more complete description.

BEING the same property conveyed to Frederick George Hibbert and wife, Theresa S. Hibbert, by deed from T. L. Collie and wife, Margaret Collie and W. M. Redding and wife, Lillian B. Redding, of record in Book 8660, apge 231, Register's Office for Davidson County, Tennessee.

This is improved property known as 5 Waters Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, nis heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they 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 follows:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Matters shown on the Plan of George C. Waters Addition, of record in Book 161, page 141, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of September, 1993.

FREDERICK GEORGE HIBBERT

THERESA S. HIBBERT

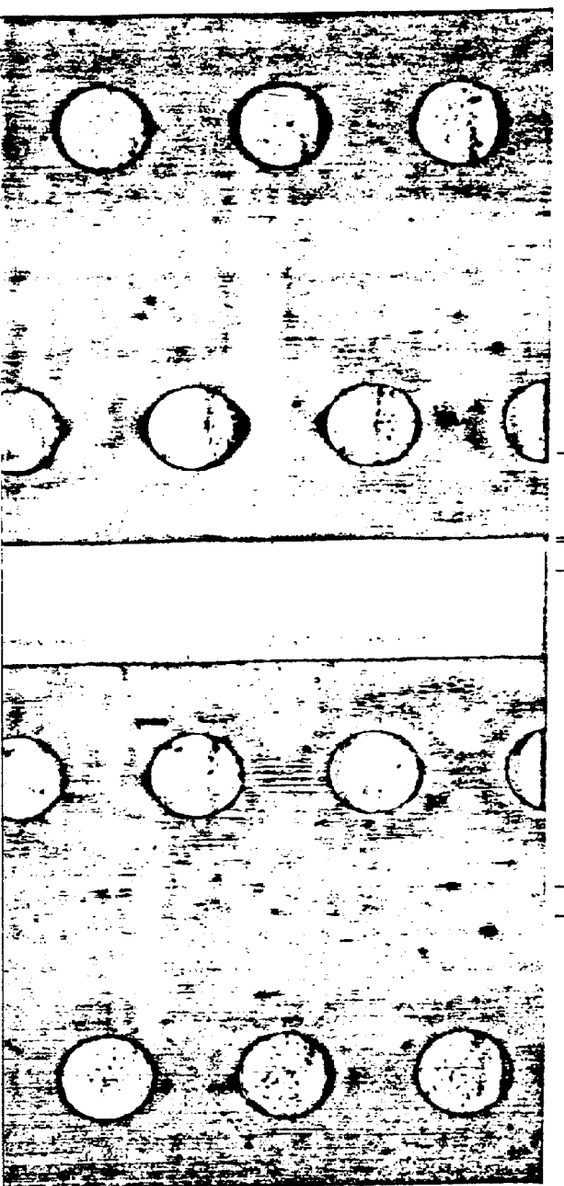
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FREDERICK GEORGE HIBBERT and THERESA S. HIBBERT, the bargainors, 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 this 24th day of September, 1993.

Notary Public

My Commission Expires:



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	COMM STATE TAX/CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MORT STATE TAX/MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

COMM 200.00
MORT 1.40
PRFEE 1.00
MISCEL 8.00
TOTAL 201.40
CHECK 201.40

10/04/93 01 11:09 0001 735E

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69938
IDENTIFICATION REFERENCE

93 OCT -4 AM 11:06
REGISTER
DAVIDSON COUNTY, TENN.

No. 705268