BOOK 9182 PAGE 267

FROM: WILLIAM GREGORY CONWAY & WIFE, MELODIE ANN CONWAY

THIS INSTRUMENT PREPARED BY: WALLER LANSDEN DORTCH & DAVIS 511 UNION ST., SUITE 2100 NASHVILLE, TENNESSEE 37219-1760

TO: RANDALL E. PHILLIPS & WIFE, KIMBERLY D. PHILLIPS

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Randall E. Phillips, et ux	Mortgage Service America Co.	Map 150-11
513 Spring Garden Court	1650 Tysons Blvd.	Parcel 197
Antioch, TN 37013	McLean, VA 22109	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,500.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 1993.

Notary Public

My Comm. Expires: 1-17-1994

2410 12/09 0101 03CHECK 321.95

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, William Gregory Conway and wife, Melodie Ann Conway, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Randall E. Phillips and wife, Kimberly D. Phillips, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 513 Spring Garden Court, Antioch, Tennessee 37013.

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 GRANTORS do covenant with the said GRANTEES 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 hands this 22nd day of November, 1993.

William Gregory Conway

Melodie Ann Conway

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 William Gregory Conway and wife, Melodie Ann Conway, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of November, 1993.

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Towne Village of the Country, Section 4-A, of record in Book 6250, page 20, as revised in Book 6546, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 316 fronts 86.07 feet on the northerly margin of Spring Garden Court and extends back 172.29 feet on the westerly line and 120 feet on the easterly line to a dead line in the rear measuring 87.67 feet thereon.

Being the same property conveyed to William Gregory Conway and wife, Melodie Ann Conway, by deed from Randall Phillips Builders, Inc., of record in Book 6581, page 363, Register's Office for said County.

The above property is conveyed subject to the following:

1. All matters as shown on plan of record in Book 6250, page 20, as revised in Book 6546, page 54, said Register's Office.

2. Restrictive covenants of record in Book 6304, page 985, said Register's Office.

3. Alteration of a Utility Sewer and Drainage Easement applicable to Lot No. 316 of Towne Village of the Country, Section Four-A of record in Book 6250, page 20, Register's Office for Davidson County, Tennessee, recorded in Book 6546, page 54, said Register's office.

95283
IDENTIF. ↑ REFERENCE

93 DEC -9 PM 3:16
REGISTER
DAVIDSON COUNTY, TN.

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 83500.00
CON TX 308.95
PRFEE 1.00
WDEED 12.00
TOTAL 321.95
CHECK 321.95

12/09/93 01 15:16 0001 2410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95283
IDENTIF. # REFERENCE

93 DEC -9 PM 3:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.732436