BOOK 9429 PAGE 36

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 1994.

Notary Public

MY COMMISSION EXPIRES: 5-25-96

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Ln., Ste A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
STEVE PHILLIPS ETUX (NAME)	SAME/NATIONSBANC MORTGAGE CORP. (NAME)	104-09-0-K-204.00CO
3818 WEST END AVE. #204 (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 740017 (STREET ADDRESS)	
NASHVILLE, TN 37205 (CITY) (STATE) (P. O. ZIP)	LOUISVILLE, KENTUCKY 40201 (CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, XX BETTY C. KLEEMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVE PHILLIPS AND WIFE, TONI 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 Unit No. 204 Building A, on the Plan of condominium site of The Montclair of record in Book 6900, page 954 and in Master Deed and By-Laws of record in Book 7332, page 380 as amended in Book 7902, page 113, Register's Office for said County. To which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Betty C. Kleeman by deed from H. Campbell Haynie, of record in Book 8137, page 750, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Master Deed and By-Laws, which contain restrictive covenants, liens, and other matters of record in Book 7332, page 380, as amended in Book 7902, page 113, and restrictions of record in Book 6846, page 838, said Register's Office. 08/04 0101 03CHECK 673.15

78385

IDENTIFICATION REFERENCE

94 AUG -4 PM 3:3

FILED IN THE OFFICE OF THE REGISTER OF DEEDS DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ) improved (X) property, known as 3818 WEST END AVENUE, #204, NASHVILLE, TENNESSEE 37205
(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 my hand this 28th day of July, 1994

Betty C. Kleeman

Betty C. Kleeman

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public of said county, BETTY C. KLEEMAN.

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 28th day of July, 1994.

NOTARY PUBLIC

My commission expires:

5-28-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

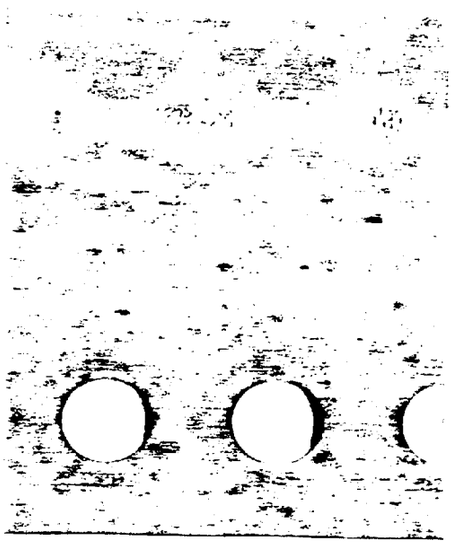
BETTY C. KLEEMAN

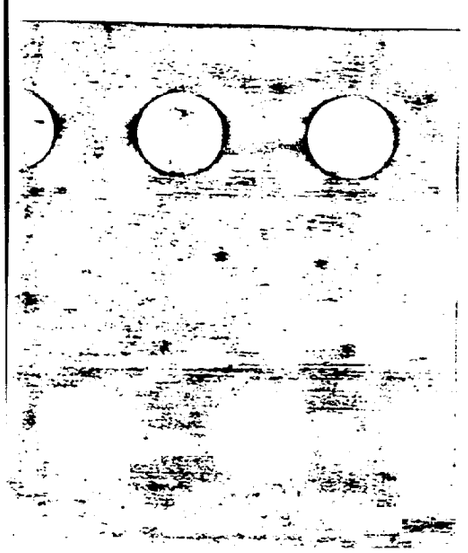
TO

STEVE PHILLIPS AND WIFE,

TONI PHILLIPS

PATRICIA SPICER CARDEN
Attorney At Law
5034 Thoroughbred Lane
Brentwood, Tennessee 37027





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
	179500.00
CON TX	~~664.15~~
PRFEE	~~1.00~~
WDEED	8.00
TOTAL	673.15
CHECK	673.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78385
IDENTIF. & REFERENCE

94 AUG -4 PM 3:34
REGISTER
FELIX Z. WILSON
DAVIDSON COUNTY, TN.

08/04/94 01 15:34 0001 4825

No. 821335