File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9470 PAGE 411
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#12792

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JESSE L. TATE	NEW OWNERS	Map 117-12
(NAME)	(NAME)	
1504 Clairmont Place		Parcel 108
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FB 16DA3620
(CITY) (STATE) (P. O. ZIP)	(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, CLAIBORNE HOOPER PHILLIPS IV, UNMARRIED AND MARY WILHOITE PHILLIPS WATT, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSE L. TATE AND WIFE, CAROLYN H. TATE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 15, Block "B" on the Plan of Clairmont Subdivision, as of record in Plat Book 974, page 8, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Claiborne Hooper Phillips For his Natural Life and at his death to his children by deed from Charles L. Thomas, Jr. and wife, Dean B. Thomas and Nashville Trust Company, Trustee under the will of Hattie Joyce Thomas of record in Book 2498, page 35, said Register's Office. Claiborne Hooper Phillips and wife, Martha Ann Cooney Phillips have conveyed their interest in said property to Mary Wilhoite Phillips Watt and Claiborne Hooper Phillips, IV by quitclaim deed of record in Book 9313, page 863, Register's Office for Davidson County, Tennessee. R.B. Robert, the sole child of Mary Elizabeth Phillips Robert, has conveyed his interest in said property to Mary Wilhoite Phillips Watt and Claiborne Hooper Phillips, IV by quitclaim deed of record in Book 9391, page 359, Register's Office for Davidson County, Tennessee. The final judgement in Book 9448, page 681, has vested said property in Claiborne Hooper Phillips, IV and Mary Wilhoite Phillips Watt.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 974, page 8, said Register's Office.

This is not now nor has it ever been the principal residence of the Grantor herein.

This is improved (XX) unimproved ( ) property, known as 1504 Clairmont Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of September, 19 94

Claiborne Hooper Phillips IV
by Whit Clark, attorney in fact

CLAIBORNE HOOPER PHILLIPS IV
BY: WHIT CLARK, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Mary Wilhoite Phillips Watt
by Whit Clark, attorney in fact

MARY WILHOITE PHILLIPS WATT
BY: WHIT CLARK, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____ BOOK 9470 PAGE 412

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHIT CLARK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said CLAIBORNE HOOPER PHILLIPS, IV AND MARY WILHOITE PHILLIPS WATT and is authorized by the said CLAIBORNE HOOPER PHILLIPS, IV AND MARY WILHOITE PHILLIPS WATT to execute this instrument on their behalf.

Witness my hand, at office, this 16th day of September, 1994.

My Commission Expires: 11/20/96

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

92563

IDENTIF. & REFERENCE

WARRANTY DEED

94 SEP 20 PM 12:59

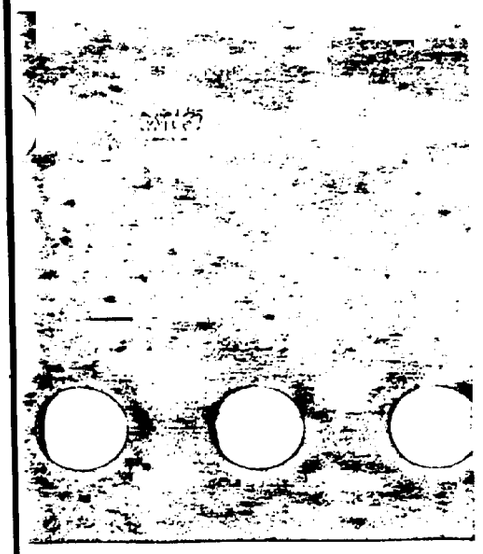
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

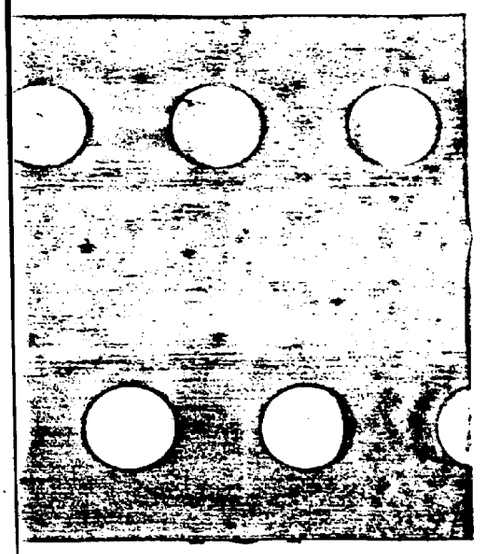
FROM CLAIBORNE HOOPER PHILLIPS IV
AND MARY WILHOITE PHILLIPS WATT

TO JESSE L. TATE AND WIFE, CAROLYN H. TATE

0252 09/20 0101 03CHECK 463.75

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9470 PAGE 413

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	
				122900.00
			CON TX	454.73
			PRFEE	1.00
			WDEED	8.00
			TOTAL	463.73
			CHECK	463.73
09/20/94	01		14:57 0001	0252

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92563
IDENTIF. A REFERENCE
94 SEP 20 PM 2:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 836558