BOX 30

BOOK 9555 PG 699

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $ 38,385.77
Subscribed and sworn to before me this the 21 day of December 1994

My commission expires:

(Affix Seal)
My Commission Expires November 22, 1997

Affiant

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #4G18742 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Robert L. Phillips	SEND TAX BILLS TO: FIRST INVESTMENT COMPANY
P.O. Box 218047	4300 EAST BROAD STREET
STREET ADDRESS Nashville, TN 37221	STREET ADDRESS COLUMBUS, OH 43213
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 81-3 328	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Arthur Nicholson and wife, Elizabeth W. Nicholson

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Robert L. Phillips

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 18 on the Plan of Section Two of Kellow Gardens, of record in Plat Book 3500 at page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Arthur Nicholson and wife, Elizabeth W. Nicholson by Deed of record in Book 5634 page 322, Register's office for said County.

Except for a certain mortgage to FIRST INVESTMENT COMPANY, recorded in Book 5624, page 325, of the Mortgage Records of Davidson, County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally hereby assume the obligations of FIRST INVESTMENT COMPANY under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

RECORDER'S MEMO

THIS IS IMPROVED PROPERTY KNOWN AS 1111 Walsh Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 21 day of December , 1994

Arthur Nicholson

Elizabeth W. Nicholson

State of Tennessee
County of Davidson

On this 21 day of December , 1994 , before me personally appeared Arthur Nicholson & Elizabeth W. Nicholson to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
November 22, 1997

Notary Public

State of Tennessee
County of

On this 21 day of December , 1994 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

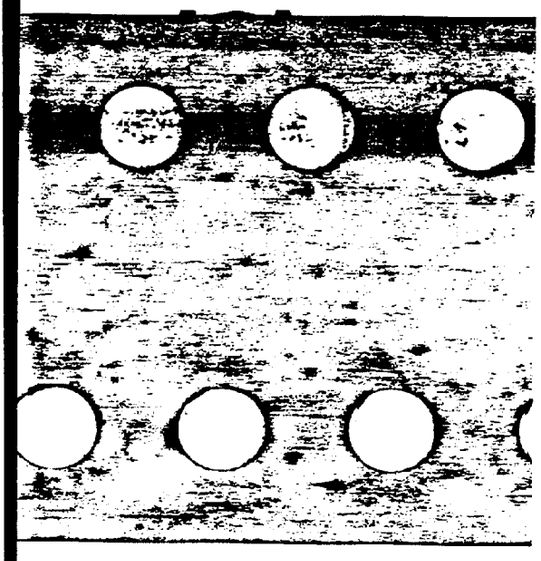
Notary Public

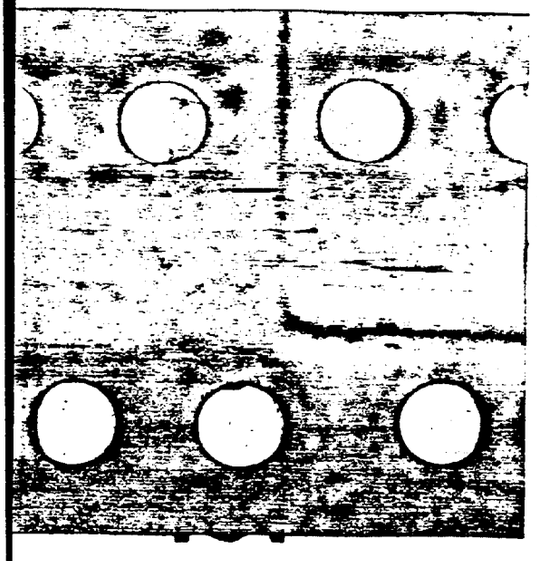
WARRANTY DEED

20363
IDENTIF. & REFERENCE

94 DEC 27 PM 2:14
DAVIDSON COUNTY, TN.

552.0 12/27 0101 03CHECK 151.03





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9555 PG 701

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 38385.77
CON TX 142.03
PRFEE 1.00
WDEED 8.00
TOTAL 151.03
CHECK 151.03

12/27/94 01 14:13 0001 6510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20363
IDENTIF. & REFERENCE

DEC 27 PM 2:14
REGISTER
DAVIDSON COUNTY, TN.

No. 866416