BOOK 9609 PG 254

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 48,900.00
Subscribed and sworn to before me, this the 01 day of March 1995

Affiant Carmelita Y. Wallace

Notary Public Walter H. Neilsen

My commission expires: (Affix Seal) My Commission Expires 09-26-98

WALTER H. NEILSEN NOTARY PUBLIC AT LARGE

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #5G18879 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Carmelita Y. Wallace	SEND TAX BILLS TO: BarclaysAmerican/Mortgage Corporation
1111 Walsh Street	5032 Parkway Plaza Blvd., Bldg. 8
STREET ADDRESS Nashville, TN 37208	STREET ADDRESS Charlotte, NC 28217
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,
Robert L. Phillips d/b/a Castle Realty

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Carmelita Y. Wallace, a single person

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 Robert L. Phillips d/b/a Castle Realty by Deed of record in Book 9555 page 699 and rerecorded in Book 9563, page 454, Register's office for said County.

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

Dewanna Phillips, wife of Robert L. Phillips joins in the execution for the purpose of relinquishing all her marital rights.

6682 03/02 0101 03CHECK 189.93

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 my hand this 01 day of March, 1995

Robert L. Phillips

Dewanna Phillips

State of Tennessee
County of Davidson

On this 01 day of March, 1995, before me personally appeared Robert L. Phillips d/b/a Castle Realty and wife, Dewanna Phillips 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:

WALTER H. NEILSON NOTARY PUBLIC AT LARGE
My Commission Expires 09-26-98

Walter H. Neilson
Notary Public

State of Tennessee
County of

On this 01 day of March 01, , 1995, 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.

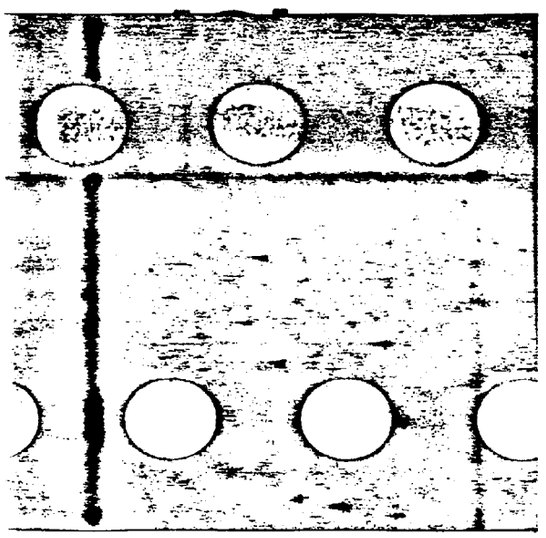
Witness my hand and official seal.
My Commission expires:

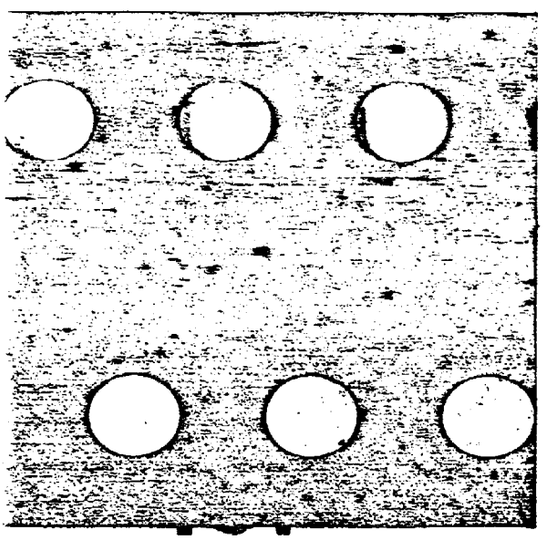
Notary Public

WARRANTY DEED

38713
IDENTIF. & REFERENCE

95 MAR -2 PM 12:14
FELIX Z. ANDERSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9699 PG 256

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 48900.00
CON TX 180.93
PRFEE 1.00
WDEED 8.00
TOTAL 189.93
CHECK 189.93

03/02/95 01 12:15 0001 6682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38713
IDENTIF. & REFERENCE

95 MAR -2 PM 12:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886335