BOOK 9624 PG 254

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,608.27

Danny R Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
PATRICIA NICHOLLS
DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. Phillips, (NAME)	Lomas Mortgage USA (NAME)	MAP 86-14
235 Thistle Lane (ADDRESS)	8600 Harry Hines Blvd (ADDRESS)	GROUP A
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75235 (CITY) (STATE) (ZIP)	PARCEL 235CO

FOR AND 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, Timothy John Bowers and wife, Lee Ann Bowers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. 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:

BEING Unit No. 235, on the plan of Hermitage Meadows, Stage Three, of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Timothy John Bowers and wife, Lee Ann Bowers by deed from David Randall Buckner, of record in Book 8921, Page 744, Register's Office for said County.

This conveyance is subject to Restrictive Covenants, Master Deed and By-Laws of record in Book 6034, Page 365, Book 6034, Page 377, and Book 6034, Page 383, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Carolyn B. Estes, to Jonathan J. Foley, Jr, Trustee, for Sears Mortgage Corporation, dated June 9, 1986, and filed for record in Book 6883, Page 4, Register's Office for said County, with an unpaid principal amount of approximately $ 53,608.27, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 235 Thistle Lane, Hermitage, TN 37076
(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 our hand s this 28th day of February 19 95

Timothy John Bowers

Lee Ann Bowers

BOOK 9624PG255

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 Timothy John Bowers and wife, Lee Ann Bowers

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1995.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

P. N. CHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

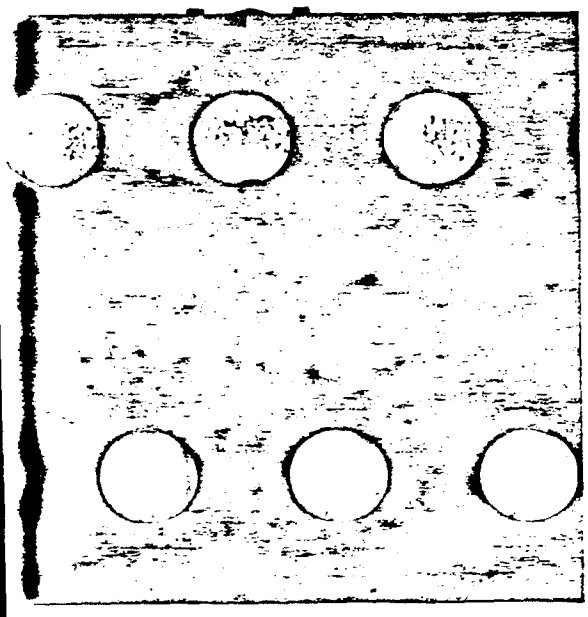
43965

IDENTIF. # REFERENCE

95 MAR 21 PM 2:36

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2495 03/21 0101 03CHECK 233.22



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

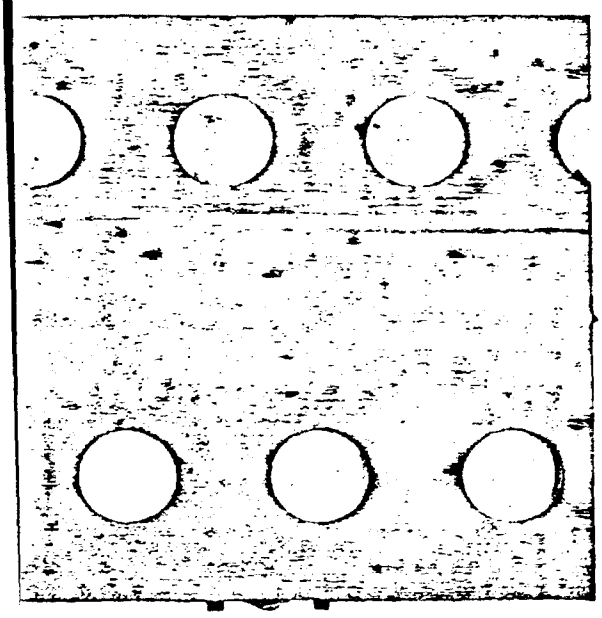
BOOK 9624PG256

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 60608.27
CON TX 224.22
PRFEE 1.00
WDEED 8.00
TOTAL 233.22
CHECK 233.22

03/21/95 01 14:37 0001 2495



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43965
IDENTIF. ↑ REFERENCE

95 MAR 21 PM 2:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 892069