WARRANTY DEED

BOOK 9632 PG 264

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES 11-20-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Mark Writesman (NAME)	Austin Mark Writesman (NAME)	18-12-A-28C0
375 Dorr Drive (ADDRESS)	P. O. Box 1032 (ADDRESS)	G020926
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	18-12-A-49C0 G020947

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, Edward Randall Phillips, II et ux Michelle Phillips, d/b/a Randall Phillips Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Austin Mark Writesman

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:

TRACT ONE:
LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Emerald Cove, of record in Book 6900, Page(s) 629, 630, and 631, amended in Book 9112, Page 29, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Edward Randall Phillips, II, et ux Michelle Phillips, d/b/a Randall Phillips Homes by deed from Edward Randall Phillips of record in Book 9114, Page 699, Register's Office for Davidson County, Tennessee.

TRACT TWO:
LAND in Davidson County, Tennessee, being Lot No. 49 on the Plan of Emerald Cove, of record in Book 6900, Page(s) 629, 630, and 631, amended in Book 9112, Page 29, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Edward Randall Phillips, II, et ux Michelle Phillips, d/b/a Randall Phillips Homes by deed from Edward Randall Phillips of record in Book 9114, Page 699, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved (X)
This is improved ( ) property, known as 106 Mavella Court, Goodlettsville, TN 37072 and 375 Dorr Drive, Goodlettsville, TN 37072, respectively
(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 29th day of March, 19 95

Edward Randall Phillips, II et ux Michelle Phillips, d/b/a Randall Phillips Homes
By: E. Randall Phillips, II
E. Randall Phillips, II, partner
By: Michelle Phillips
Michelle Phillips, partner

STATE OF TENNESSEE

BOOK 9632 PG 265

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Randall Phillips, II et ux Michelle Phillips, d/b/a Randall Phillips Homes

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 29th day of March 19 95

Commission expires 11-10-96

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

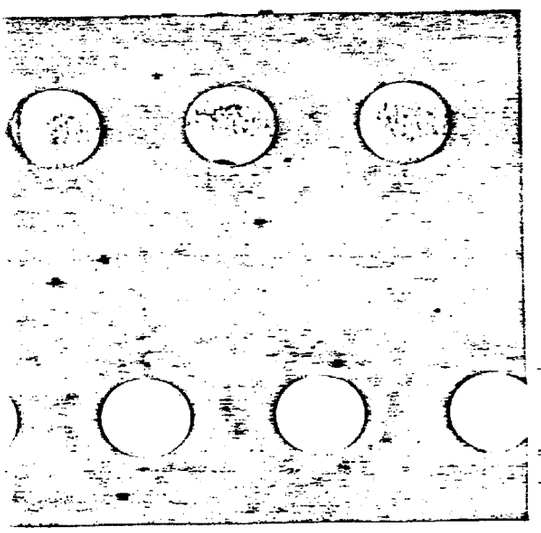
46993

IDENTIFICATION REFERENCE

95 MAR 30 PM 4:59

DAVIDSON COUNTY, TN.

5849 03/30 0101 03CHECK 95.95



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

RECEIVED OF _____ BOOK 9632 PG 266

FOR _____

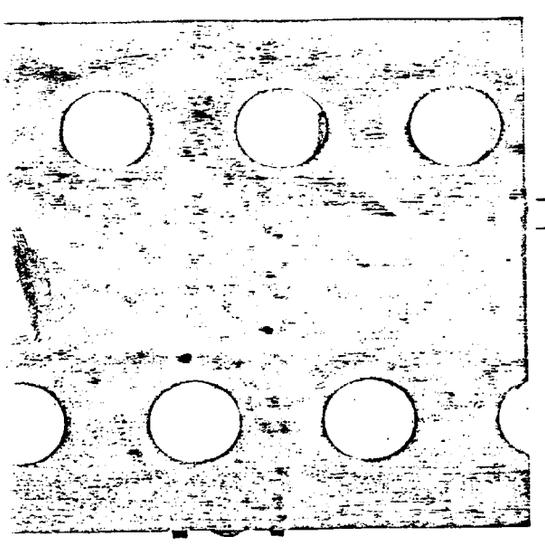
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	23500.00
CON TX	86.95
PRFEE	1.00
MDEED	8.00
TOTAL	95.95
CHECK	95.95

03/30/95 01 16:11 0001 5849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



46993
IDENTIF. & REFERENCE

95 MAR 30 PM 4:09
REGISTER
DAVIDSON COUNTY, TN.

No. 895389