BOOK 9667 PG 103

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

W. Alan Phillips
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Alan Phillips (NAME)	PNC Mortgage Corp. (NAME)	MAP 178-8
1805 Champions Drive (ADDRESS)	1 Brentwood Commons, Suite 268 (ADDRESS)	GROUP B
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PARCEL 42 Co

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, Marcus K. Marvin and Tracy J. Marvin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Alan Phillips and Molly S. Phillips, Husband and wife

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 Lot No. 42 on the Plan of the Resubdivision of Lots 39, 40, 41, and 42, Revised Plat of Bridle Downs - Phase One, Plat of Bridle Downs - Phase Two, of record in Book 7900, page 432, 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 Marcus K. Marvin and wife, Tracy J. Marvin, by deed from Fox Ridge Homes, Inc., of record in Book 9088, page 108, Register's Office for Davidson County, Tennessee.

Exceptions are as follows:

Metropolitan-Davidson County taxes for the year 1995 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

All matters on the Plan of record in Book 7900, page 432, said Register's Office.

Restrictions of record in Book 7448, page 772; as amended in Book 8814, page 631, said Register's Office.

By-Laws of Bridle Downs Homeowners Association of record in Book 8814, page 639, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1805 Champions Drive, Nashville, Tennessee 37215
(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 April 19 95

Marcus K. Marvin

Marcus K. Marvin

Tracy J. Marvin

Tracy J. Marvin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcus K. Marvin and Tracy J. Marvin

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 Franklin, Tennessee, this 28th day of April

Commission expires 11/23/97

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

LEGAL DESCRIPTION CONTINUATION

Storm Water Detention Agreement of record in Book 7266, page 813, said Register's Office.

Deeds of conveyance of water and sanitary sewer lines of record in Book 7797, pages 477 and 485, said Register's Office.

Right of way of any road, street or highway encompassed within the boundaries of the property.

Items shown on survey by Ragan-Smith-Murphy & Associates dated August 15, 1990 and Surveyor's Inspection Report dated November 23, 1992.

Surveyor's Certificates of Correction of record in Book 8169, page 240, said Register's Office.

MAIL ENV.

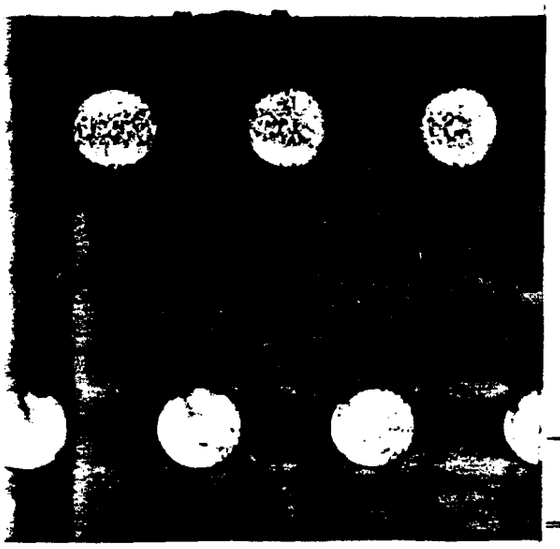
95 MAY -9 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

58834

8852 05/09 0101 03CHECK

471.50



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

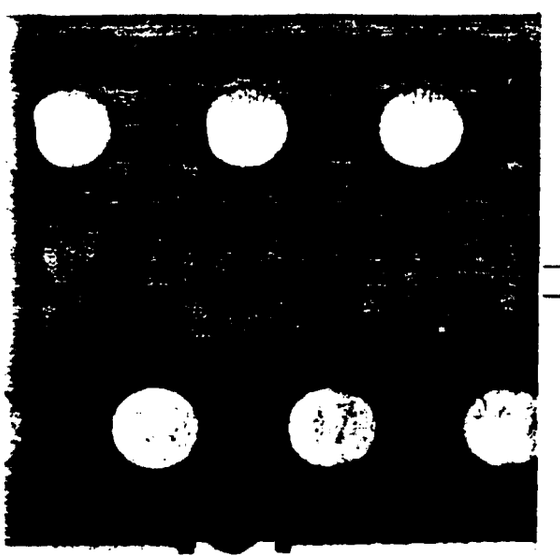
RECEIVED OF _____

FOR _____

BOOK 9667 PG 105

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 125000.00
CON TX 462.50
PRFEE 1.00
MDEED 8.00
TOTAL 471.50
CHECK 471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/09/95 01 08:52 0001 8852

58834
IDENTIF. & REFERENCE

95 MAY -9 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908254