File Box "7"
Saturn & Mazer
File #33475

BOOK 9680 PG 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 95

Notary Public

MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan W. Phillips (NAME)	First Tennessee Bank National (NAME)	104-15-72
2500 Sunset Place (ADDRESS)	P.O. Box 351 (ADDRESS)	24W 9515
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

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, Carl R. Phillips and wife, Mary Lois Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan W. Phillips and wife, Ann Cameron 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:

LAND in Davidson County, Tennessee, being the easterly 45 feet of Lot No. 29 on the Map of Sunset Park, as of record in Book 332, Page 132, Register's Office for said County.

SAID part of Lot No. 29 fronts 45 feet on the northerly side of Sunset Place formerly Turner Avenue, and runs back between parallel lines, with the westerly margin of 25th Avenue South 160.5 feet to a dead line.

BEING the same property conveyed to Carl R. Phillips and wife, Mary Lois Phillips by deed from H. Dallas Pardue and wife, Johnnie B. Wallace Pardue of record in Book 2930, Page 427, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

0063508
IDENTIF. & REFERENCE

95 MAY 24 AM 10:51
FELIX A. ... REGISTER
DAVIDSON CO. TENN.

4059 05/24 0101 03CHECK 675.00

unimproved ( )
This is improved (X) property, known as 2500 Sunset Place, Nashville, TN 37212
(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 22nd day of May, 19 95

Carl R. Phillips
Carl R. Phillips

Mary Lois Phillips
Mary Lois Phillips

BOOK 9680 PG 31

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 Carl R. Phillips and wife, Mary Lois Phillips

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 22nd day of May, 19 95.

Commission expires 7/25/98

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

WARRANTY DEED

FROM

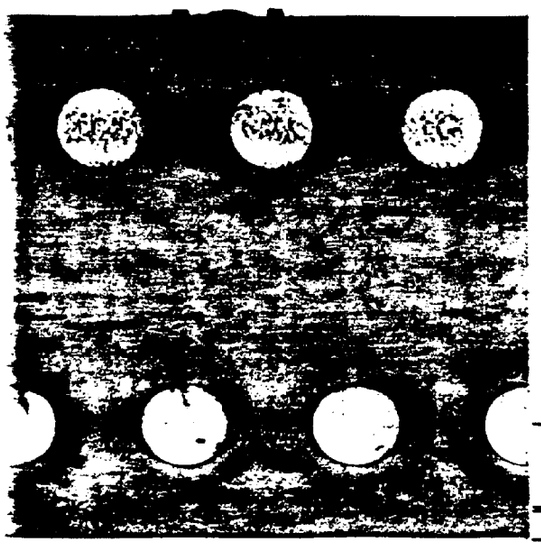
Carl R. Phillips and wife, Mary Lois Phillips

TO

Nathan W. Phillips and wife, Ann Cameron Phillips

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201



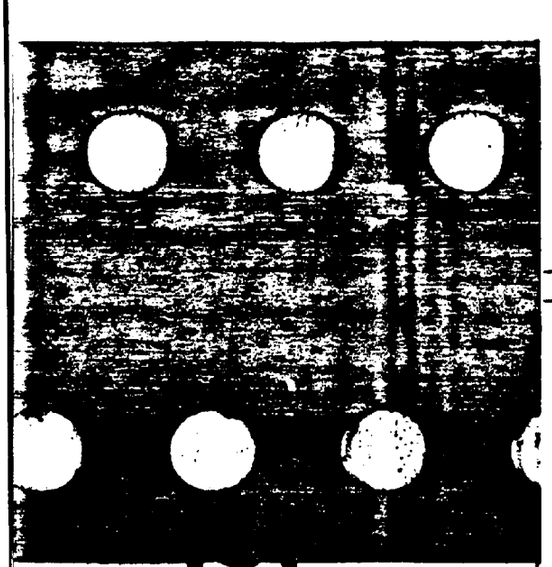
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9680 PG 32

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 180000.00
CON TX 666.00
PRFEE 1.00
MDEED 8.00
TOTAL 675.00
CHECK 675.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4059

0063508
IDENTIF. ↑ REFERENCE

95 MAY 24 A 11:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913398