BOOK 9682 PG 183

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

John I. Harris III
Suite 2420
511 Union Street
Nashville, Tennessee 37219

(615) 256-7788

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $ 74,500

Affiant

Subscribed and sworn to before me on May 17
1995.

Notary Public
My Commission Expires: 5/23/98

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jeffery D. Phillips & Kernesa M. Phillips	same	15DA-48185
621 Skyview Drive		83-11-7
Nashville, Tenn. 37206		

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John I. Harris III and Laura A. Harris, hereinafter "Grantor", has bargained and sold, and by these presents does transfer and convey unto Jeffrey D. Phillips and Kerensa M. Phillips, , hereinafter "Grantee", a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Rolling Acres, McNabb's Subdivision of Tillman Property, as recorded in Book 1130, Page 34 of the Register's Office for Davidson County.

Said Lot No. 122 fronts 75 feet on the easterly margin of Skyview Drive and extends back 152.6 feet on the north line and 150.0 feet on the sourtherly line to a line in the rear measuring 75.19 feet thereon.

Being the same property conveyed to John I. Harris III and wife, Laura A. Harris from Keith Baker Harris Hill and husband Thomas Clifford Hill in Book 6721, Page 166.

This is improved property known as 621 Skyview Drive.

The foregoing legal description was taken from the conveyance of record referred to herein.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever; and the Grantor does covenant that it is lawfully seized and possessed of said land in fee simple, has a right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself to warrant and forever defend the title to said land to the Grantee, or its 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 this 17 day of May, 1995.

Grantor

Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

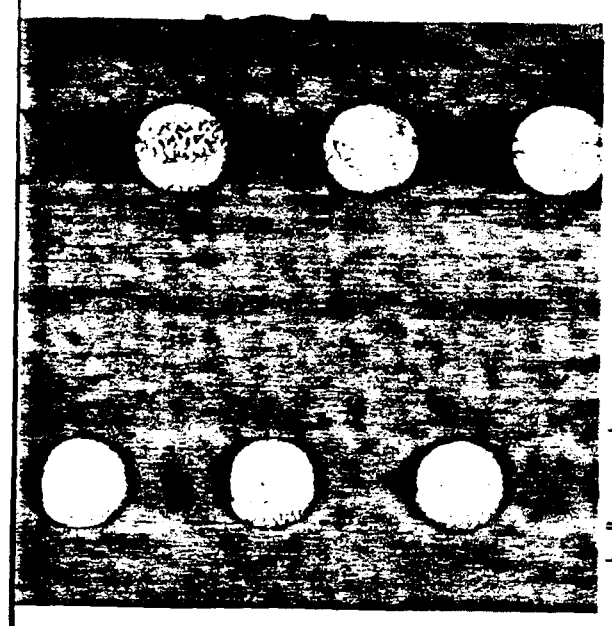
Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

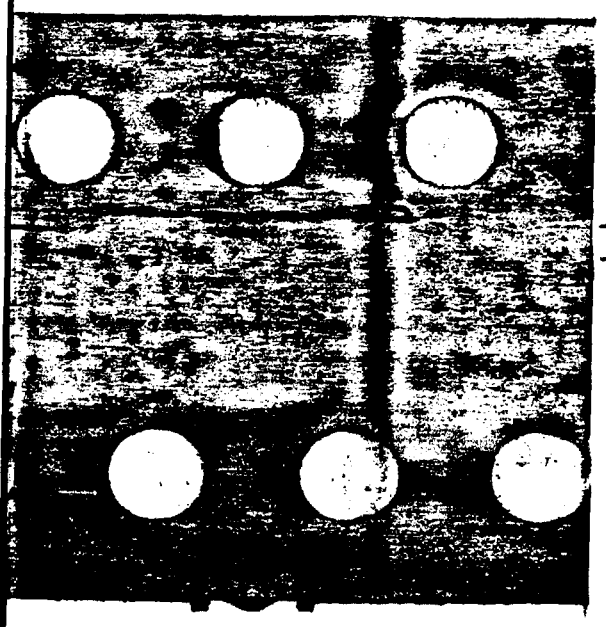
Witness my hand and seal, on this the 17th day of May, 1995

Notary Public
My Commission Expires: 5/23/98

00061252
IDENTIFICATION REFERENCE
95 MAY 26 AM 11:04
REGISTER
DAVIDSON COUNTY, TN.

4858 05/26 0101 03CHECK 284.65





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 74500.00
CON TX 275.65
PRFEE 1.00
WDEED 8.00
TOTAL 284.65
CHECK 284.65

05/26/95 01 11:08 0001 4858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0064252
IDENTIF. & REFERENCE

95 MAY 26 AM 11:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 914189