WARRANTY DEED

BOOK 9682 PG 655

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,346.97

Michael Clay Lance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike, Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL CLAY LANCE	SAME	MAP 173-1
(NAME)	(NAME)	
112 ST. Michaels Lane		PARCEL 89
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167-6322		
(CITY) (STATE) (ZIP)	(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, JOHN PHILLIPS AND WIFE, CAROL M. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL CLAY LANCE AND WIFE, SUSAN MICHELLE LANCE

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 Lot No. 68 on the plan of Monte Carlo, Sec. Two-A, of record in Plat Book 4955, Page 45, 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 John Phillips, a married person, by deed from Faye M. Hooper and wife, Frank B. Hooper, of record in Book 8033, page 12, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the assumption and agreement to pay the unpaid balance owing on a certain note executed by John Phillips and wife, Carol Phillips, in the original principal amount of $47,700.00 of record in Book 8925, page 758 and restrictive covenants of record in Book 5202, page 261, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year, which have been assumed by the Grantee(s) herein.

Carol M. Phillips, spouse of the above named John W. Phillips, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is improved (X) unimproved ( ) property, known as 124-126 Vickey Court, Antioch, TN 37013
(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 18th day of May 19 95

John Phillips
JOHN PHILLIPS

Carol M. Phillips by: John W. Phillips
CAROL M. PHILLIPS BY: JOHN W. PHILLIPS, ATTORNEY IN FACT

BOOK 9682 PG 656

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 JOHN PHILLIPS

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 18th day of May, 19 95.

Commission expires 6-10-98

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

5002 05-26 0101 03CHECK 258.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18TH day of MAY, 1995, before me personally appeared JOHN W. PHILLIPS, to me known to be the person who executed the foregoing instrument in behalf of CAROL M. PHILLIPS, and acknowledged that he executed the same as the free act and deed of said CAROL M. PHILLIPS.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of MAY, 1995.

Notary Public

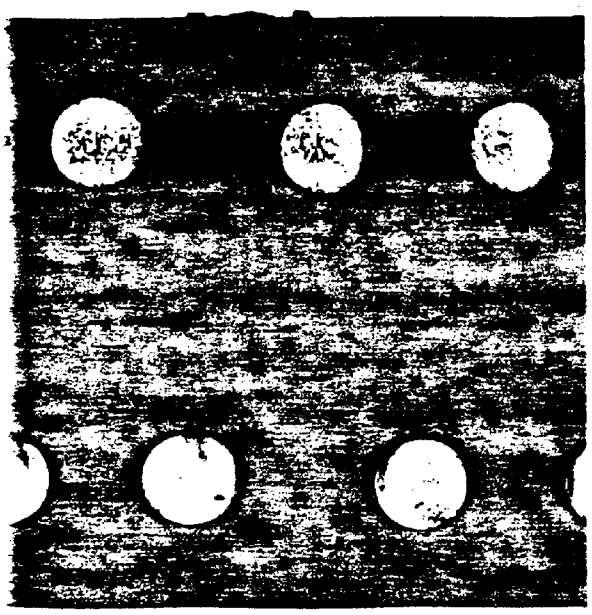
My Commission Expires: 6-10-98

95 MAY 26 PM 1:53

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE

00643383



OFFICIAL RECEIPT

FELIX Z. WILSON, II

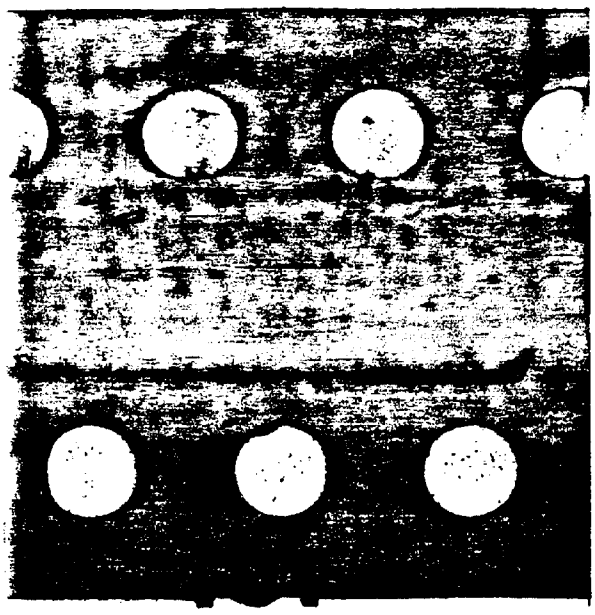
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9682 PG 657

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 67346.97
CON TX 249.01
PRFEE 1.00
WDEED 8.00
[illegible] 258.01
CHECK 258.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/26/95 01 13:54 0001 5001

0064383
IDENTIF. ↑ REFERENCE

95 MAY 26 PM 1:53

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 914331