QUITCLAIM DEED

BOOK 9731 PG 614

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 29,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19th DAY OF June

Notary Public

MY COMMISSION EXPIRES: 1-30-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

HUNTER SHORT, ATTORNEY, 3721-A West End Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Phipps, Jr. et al (NAME)	Same (NAME)	171 Map 9C - 15
5711 Old Hickory Rd 610 ~~A & B~~ River Rouge Drive (ADDRESS)	(ADDRESS)	Fan 50
Nashville, Tennessee 37205 (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, William M. Warfield, ~~unmarried~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John S. Phipps, Jr., married, and Robert E. Phipps, married, equally

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT 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. 295 on the Plan of Charlotte Park Section Ten, as of record in Plat Book 2900, Page 78, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John S. Phipps, Jr., married, and Robert E. Phipps, married, and William M. Warfield, unmarried, by deed from J. Jay Peeler, III, unmarried of record in Book 7394, Page 318, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This conveyance is subject to a Deed of Trust executed by John S. Phipps, Jr., married, and Robert E. Phipps, married, and William M. Warfield, unmarried to Leader Enterprises, Inc., Trustee(s) for Leader Federal Mortgage, Inc., dated October 28, 1987, of record in Trust Book 7394, Page 321, of said Register's Office, which the Grantees herein assume and agree to pay. The escrow accounts in connection with said loan are hereby transferred to these Grantees.

Consideration is $29,100.00, including assumption of mortgage as of record in Book 7394, Page 321, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 610 A & B River Rouge Drive, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 19th day of June, 19 95

William M. Warfield

FELIX E. DYER, CLERK & REGISTER
DAVIDSON COUNTY, TN.
95 JUL 17 AM 10:07
00079314
IDENTIF. & REFERENCE

P.E.S. 002 4/62

BOOK 9731 PG 615

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 William M. Warfield, unmarried

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 14th day of June, 1995.

Commission expires MY COMMISSION EXPIRES JUNE 30, 1996

Notary Public

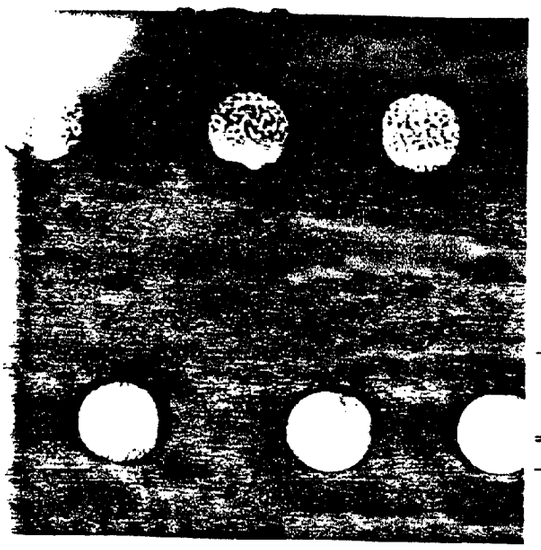
STATE OF TENNESSEE
COUNTY OF

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

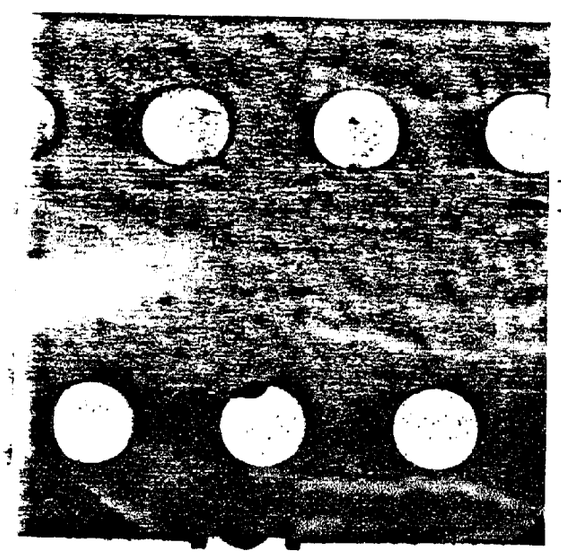
RECEIVED OF _____

FOR _____

BOOK 9731 PG 616

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	29100.00
CON TX	107.67
PRFEE	1.00
WDEED	8.00
TOTAL	116.67
CHECK	116.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1431

00793114
IDENTIF. # REFERENCE

95 JUL 17 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930533