BOOK 9788PG489

95 SEP -8 AM 8:50
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
00097995

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Sherman Mason Phillips, Jr.	Same	Map 155
6104 South River Bend		Group 8B
Nashville, TN 37221		Parcel 73

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Sherman Mason Phillips Jr.
AFFIANT

Sworn to and subscribed before me
this 31st day of August, 1995.

NOTARY PUBLIC

My Commission Expires: 3/11/98

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, JOHN P. LUCAS and wife, LISA LUCAS, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SHERMAN MASON PHILLIPS, JR., hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 73 on the plan of Resubdivision of Lots 73 and 74 of Phase I of South Colony of Riverbend, of record in Book 7900, page 11, Register's Office for said County.

SAID Lot No. 73 fronts 93.03 feet on the southwesterly margin of South Riverbend Drive and extends back 105.44 feet on the northwesterly line and 102.20 feet on the southwesterly line to a dead line in the rear measuring 95.96 feet thereon.

BEING the same property conveyed to John P. Lucas and wife Lisa Lucas by deed from Samuel McQueen, a single person, of record in Book 9389, page 217, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1995 are a lien against said property, but are 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 part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 155, Group 8B, Parcel 73.

2. All matters appearing on the Plan of Resubdivision of Lots 73 and 74, Phase I, of South Colony of Riverbend of record in Book 7900, page 11, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instrument of record in Book 5349, page 921, Book 6474, page 354, as amended in Book 6486, page 588 and Book 7199, page 119, as amended in Book 7781, page 645, Register's Office for Williamson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 6104 South River Bend, Nashville, Tennessee 37221.

WITNESS our hands this 31st day of August, 1995, in Franklin, Tennessee.

John P. Lucas

Lisa Lucas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

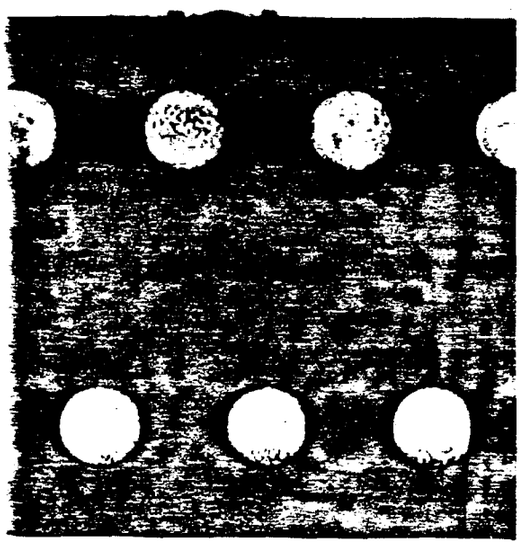
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John P. Lucas and wife, Lisa Lucas, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 1995.

Notary Public

My commission expires: 3/11/98

527 09 0101 03CHECK 601.00



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

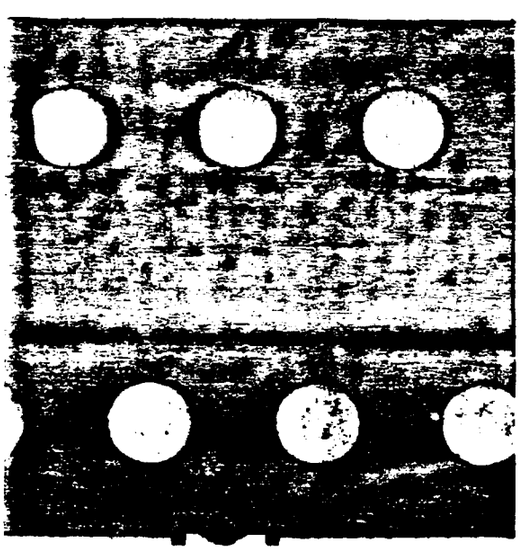
RECEIVED OF _____

FOR _____

BOOK 9788 PG 491

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097995
IDENTIF. ↑ REFERENCE

95 SEP -8 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950515