This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9789PG679

ADDRESS NEW OWNER:
Joseph P. Lucas
222 Westfield Dr.
Nashville, TN 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P. O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL:
MAP 28-13
GROUP A
PARCEL 222.00 CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ie, Carol Phipps, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Joseph P. Lucas, married, hereinafter called the Grantee, his 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 Unit No. 222 on the Plan of Westfield Condominiums (formerly The Hamlet) of record in Plat Book 6250, page 590, revised in Plat Book 6250, page 748, said Register's Office.

Being the same property conveyed to Carol Phipps, unmarried, by deed from Hollard C. Adkisson and spouse Mary B. Adkisson of record in Book 9582, page 347, Register's Office for Davidson County, Tennessee.

This is improved property known as Westfield Condominiums,, 222 Westfield Dr., Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph P. Lucas, his heirs and assigns, forever; and I, Carol Phipps, do covenant with the said Grantee that I am 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 I do further covenant and bind muself, my 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of August, 1995.

Carol Phipps

95 SEP -8 PM 2:11
FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN.

00098470
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carol Phipps, unmarried, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 98,500.00.

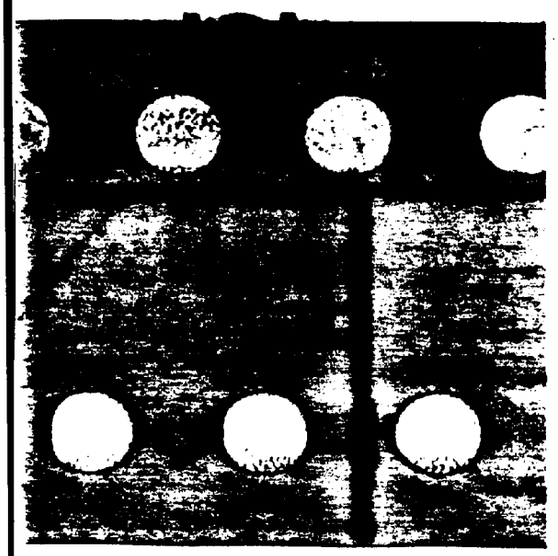
AFFIANT Joseph P. Lucas 8-30-95

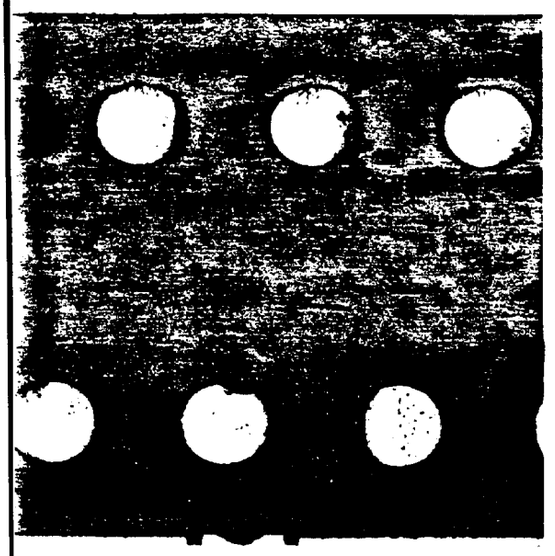
Subscribed and sworn to before me this 30th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

2123 09/08 0101 03CHECK 373.45





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

RECEIVED OF _____

FOR _____

BOOK 9789 PG 681

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	98500.00
CON TX	364.45
PRFEE	1.00
WDEED	8.00
TOTAL	373.45
CHECK	373.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 21:23

0098470
IDENTIF. ↗ REFERENCE

95 SEP -8 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 951003