BOOK 9868 PG 781

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: 3/6/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forrest James Phillips, III (NAME)	CTX Mortgage Company (NAME)	142-6A-156CO
810 Bellevue Rd., #156 (ADDRESS)	P.O. Box 19000 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, Judith B. Butters Potter and husband, James R. Potter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Forrest James Phillips, III and Forrest Phillips, Jr. and wife, Sally N. Phillips

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 Building 15, Unit 156, "Peppertree," Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, said Register's Office, provided by Tennessee Code Annotated 64-2701 et seq., and as shown on the plat of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, pages 128 through 130, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judith B. Butters, a single person, by deed from Hilda Prescott, a single person, of record in Book 6521, page 150, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Judith B. Butters and Judith B. Butters Potter are one and the same person.

unimproved ( )
This is improved (X) property, known as 810 Bellevue Rd., #156, Nashville, TN 37221
(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 22nd day of November 19 95

Judith B. Butters Potter

Judith B. Butters Potter

James R. Potter

James R. Potter

BOOK 9868 PG 782

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~WILLIAMSON~~ ALLEN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith B. Butters Potter and husband, James R. Potter

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~ Ft. Wayne INDIANA, ~~Tennessee~~, this 22nd day of November 19 95.

Commission expires March 14, 1999

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

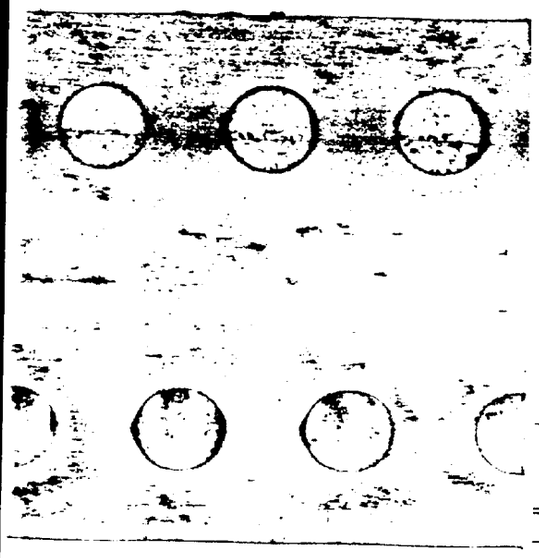
0125956

IDENTIFICATION REFERENCE

95 NOV 27 PM 1:03

WILLIAMSON COUNTY, TN.

1535 11/27 0101 03CHECK 208.00



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

RECEIVED OF _____

FOR _____

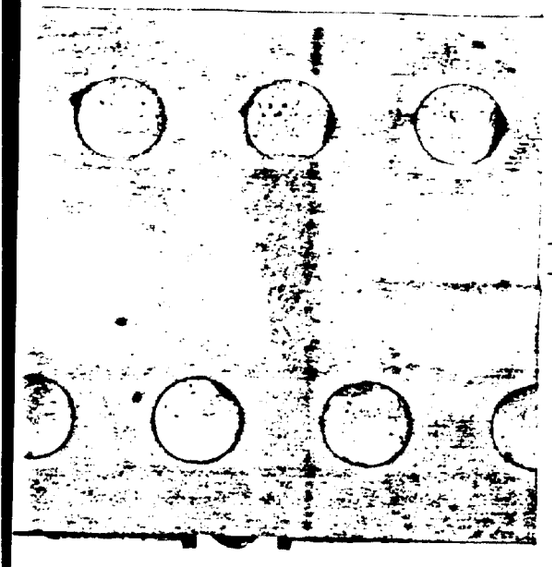
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 54000.00
CON TX 199.30
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

11/27/95 01 13:07 0001 1635



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125956
IDENTIF. & REFERENCE

95 NOV 27 PM 1:03
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 980164