BOOK 9951 PG 685

Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-4951

MAP/GROUP/PARCEL
050-03-0-B/028.00 co

NEW OWNER'S NAME AND ADDRESS:
Robert and Doristene Phillips
1054 Mulberry Way
Nashville, Tennessee 37207

SEND TAX BILLS TO:
Guaranty Trust Company
726 South Church Street
Murfreesboro, Tennessee 37130

98 FEB 20 AM 10:42

FILED & RECORDED
DAVIDSON COUNTY, TN.

0151623

IDENTIFICATION REFERENCE

9286 02/20 0101 03CHECK 330.60

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, R. Clayton Harris, II and wife, Noelle K. Hoosier Harris, hereinafter called Grantors, do hereby transfer and convey unto Robert Phillips and wife, Doristene Phillips, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 28, Mulberry D.O.W.N.S., Phase IA, of record in Plat Book 6900, Page 940, amended in Plat Book 7900, pages 84-88, Register's Office for said County.

SAID Lot No. 28 fronts 37.23 feet on the southerly side of Mulberry Way and runs back 108.51 feet on the easterly lot line and 105.00 feet on the westerly lot line to a line in the rear which measures 51.76 feet thereon.

BEING the same property conveyed to grantors herein by deed of record in Book 8945, Page 48, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

R. Clayton Harris, II

Noelle K. Hoosier Harris

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, R. Clayton Harris, II and wife, Noelle K. Hoosier Harris, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 13th day of February, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE EXP. 2-3-98 SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $87,000.00.

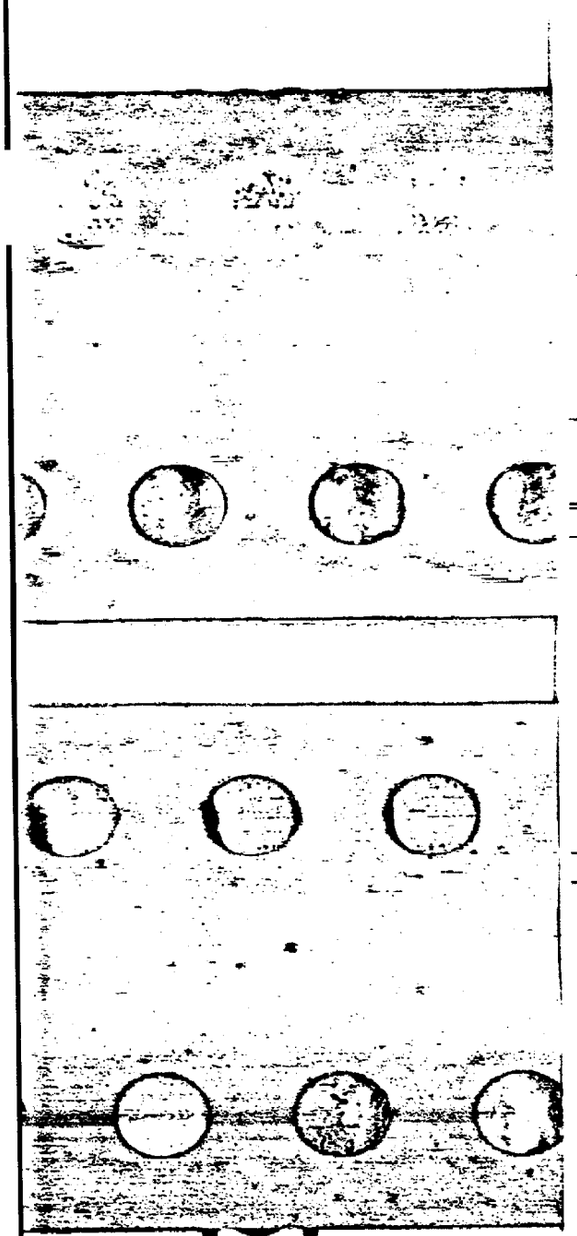
AFFIANT

Sworn to and subscribed before me, this the 13th day of February, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE EXP. 2-3-98 SUMNER COUNTY, TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9951 PG 687

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 87000.00
CON TX 321.60
PRFEE 1.00
WDEED 8.00
TOTAL 330.60
CHECK 330.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/20/96 01 10:46 0001 9286

0151623
IDENTIF. & REFERENCE

96 FEB 20 AM 10:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1007466