THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 73,017.75

Jacqueline Phillips
Affiant

Subscribed and sworn to before me, this 6th day of March 1996

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JACQUELINE PHILLIPS 176 Westfield Drive Nashville, Tennessee 37221	FTB MORTGAGE SERVICES 8001 Stemmons Freeway Dallas, Texas 75247	MAP 128-13 A PARCEL 176 CO

WARRANTY DEED BOOK 9972 PG 65

FOR AND IN CONSIDERATION of the sum of SEVENTY THREE THOUSAND SEVENTEEN AND 75/100- ---------- ($ 73,017.75) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, KAREN M. LEVAN, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JACQUELINE PHILLIPS AND HUSBAND, ELDON E. WILKERSON, JR. hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Apartment Unit No. 176 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, page 771, and amended in Book 6736, page 110, and further amended in Book 6831, page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982, in said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Karen M. LeVan by deed from William Brian Knoop and wife, Teresa Jane Knopp, of record in Book 8574, page 175, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the considertion for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of First Tennessee Bank of record in Book 7056, page 668 and re-recorded in Book 7068, page 907, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved property known as 176 Westfield Drive, Nashville, Tennessee 37221

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

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Westfield Condominiums of record in Book 6678, page 771, Register's Office for Davidson County, Tennessee. and amended in Book 6736, page 110 and Book 6831, page 982

GRANTOR___ FURTHER COVENANTs_ and bind s herself , her heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6th day of March, 19 96.

KAREN M. LEVAN

JACQUELINE PHILLIPS

ELDON E. WILKERSON, JR.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 9972 PG 66

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 KAREN M. LEVAN, UNMARRIED and Jacqueline Phillips and Eldon E. Wilkerson, Jr., 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 this 6th day of March, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

0157817

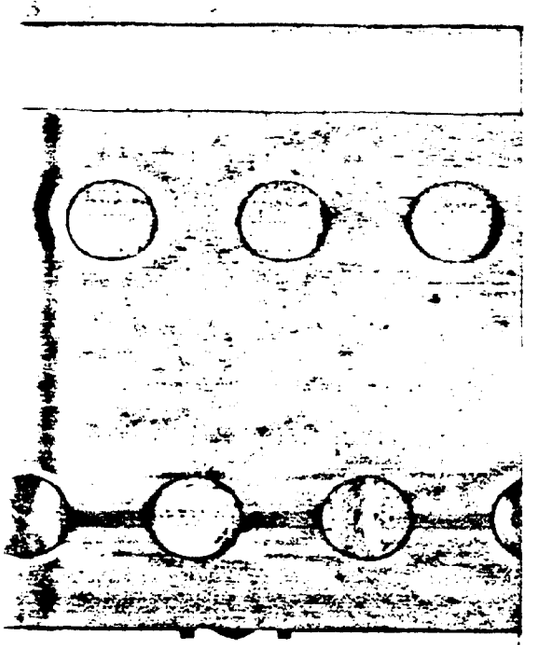
IDENTIFICATION REFERENCE

96 MAR -7 PM 12:48

DAVIDSON COUNTY, TN

5727 03/07 0101 03CHECK 279.17





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9972 PG 67

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

AMT	73017.75
CON TX	270.17
PRFEE	1.00
WDEED	8.00
TOTAL	279.17
CHECK	279.17

03/07/96 01 12:54 0001 5927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157817
IDENTIF. & REFERENCE

96 MAR -7 PM 12:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014035