File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Fredric J. Rowan and Marcy R. Rowan
945 Lanis Road
Baxter, TN 38544

SEND TAX BILL:
To Owner

MORTGAGEE:
NationsBank of Tennessee, N.A.
One NationsBank Plaza
Nashville, TN 37239

p.r. 9998-753

MAP AND PARCEL:
MAP 104-08
GROUP
PARCEL 279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joseph Rea Phillips, Jr., Executor of the Estate of Joseph R. Phillips (deceased), and individually, Brenda Meads and Sandy Sullivan, being all of the heirs of Joseph R. Phillips (deceased)** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Fredric J. Rowan and wife, Marcy R. Rowan**, 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:

> BEING Lot No. 3 on the Map of O. H. Shields Subdivision of Lot 55 on O. B. Hayes Plan of Large Lots called Rokeby, of record in Book 161, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Joseph R. Phillips, by deed from Cleon A. Flowers and wife, Theresa P. Flowers, as of record in Book 6442, page 380, Register's Office for Davidson County, Tennessee. The said Joseph R. Phillips having since died the property was devised to Joseph Rea Phillips, Jr., Brenda Meads and Sandy Sullivan, being all of the heirs at law of Joseph R. Phillips.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 1605 South 17th Avenue, Nashville, TN 37212.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fredric J. Rowan and wife, Marcy R. Rowan, their heirs and assigns, forever; and we, the Grantors, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9998 PG 754

Witness our hands this the 1st day of April, 1996.

The Estate of Joseph R. Phillips (deceased)

Joseph Rea Phillips, Jr., Executor

Joseph Rea Phillips, Jr., individually

Brenda Meads by Joseph Rea Phillips, Jr., as Attorney-in-Fact

Sandy Sullivan by Joseph Rea Phillips, Jr., as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph Rea Phillips, Jr., as the Executor of the Estate of Joseph R. Phillips (deceased), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of April, 1996.

NOTARY PUBLIC

My Commission Expires: June 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Adam R. Smith, a

Notary Public in and for the aforesaid County and State, Joseph Rea Phillips, Jr., with whom I am personally acquainted, and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 1996.

Notary Public

My Commission Expires: JUNE 19 1999

9896-755

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joseph Rea Phillips, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Brenda Meads and Sandy Sullivan and is authorized by the said Brenda Meads and Sandy Sullivan to execute this instrument on their behalf.

Witness my hand, at office this 1st day of April, 1996.

Notary Public

My Commission Expires: JUNE 19 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me
this 1st day of April, 1996.

NOTARY PUBLIC

My Commission Expires: JUNE 19 1999

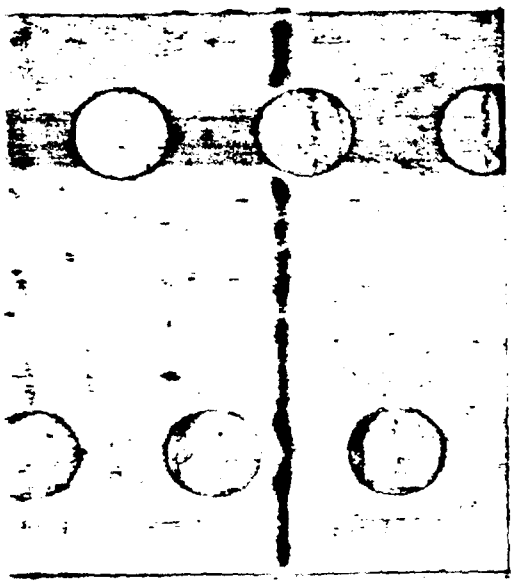
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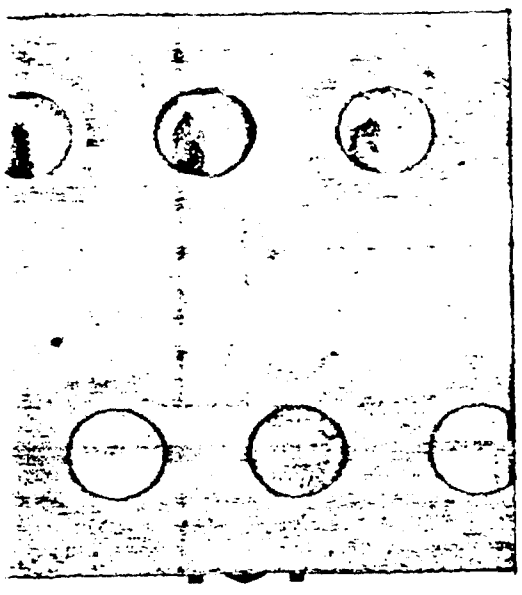
0166204
IDENTIFICATION REFERENCE

96 APR -2 AM 8:22

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

C:\WP51\WORK\CLOSINGS\GMS96226.WD





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 756

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MT 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

CHK

	120000.00
	445.00
	1.00
	12.00
	457.00
CHECK	457.00

02/96 01 08:23 0001 4960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166204

IDENTIF. # REFERENCE

96 APR -2 AM 8:22

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

No. 1022961