47

10091-896

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 110, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. Dugan (NAME)	NationsBanc Mortgage (NAME)	121-4A-6
506 Williamsburg Drive (ADDRESS)	P.O. Box 353 (ADDRESS)	3D 92136
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Louisville, Kentucky 40201-0353 (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, Mary Katherine Shepard Phillips and husband, Daniel J. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael C. Dugan

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 Unit No. 506, Phase I, of Williamsburg Condominiums, a horizontal property regime established by Master Deed of record in Book 7114, page 443, Register's Office for Davidson County, Tennessee, a Plat of which is of record in Plat Book 6900, page 193, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description.

BEING the same property conveyed to Mary Katherine Shepard Eads by deed from Marianne T. Clark, unmarried, of record in Book 7949, page 109, Register's Office for Davidson County, Tennessee.

The said Mary Katherine Shepard Phillips, Mary Katherine Shepard, and Mary Katherine Shepard Eads, being one and the same person.

Daniel J. Phillips joins in this conveyance to relinquish any rights, especially marital rights, which he may have in said property by virtue of his marriage to Mary Katherine Shepard Phillips.

0167002 IDENTIF. # REFERENCE

96 APR -3 AM 9:16

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5821 04/03 0101 03CHECK 275.40

This is improved (X) unimproved ( ) property, known as 506 Williamsburg Drive, Nashville, TN 37214
(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 ~~my~~ our hand~~s~~ this 25th day of March 19 96

Mary Katherine Shepard Phillips

Daniel J. Phillips

P. 10001 PG 897

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 Mary Katherine Shepard Phillips and husband, Daniel J. Phillips

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of March 19 96.

Commission expires 01-30-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

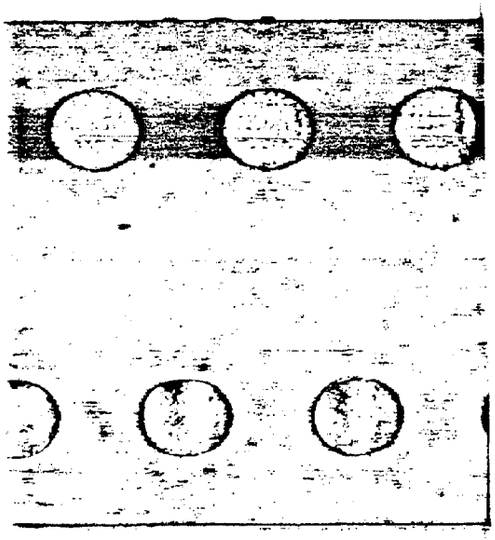
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

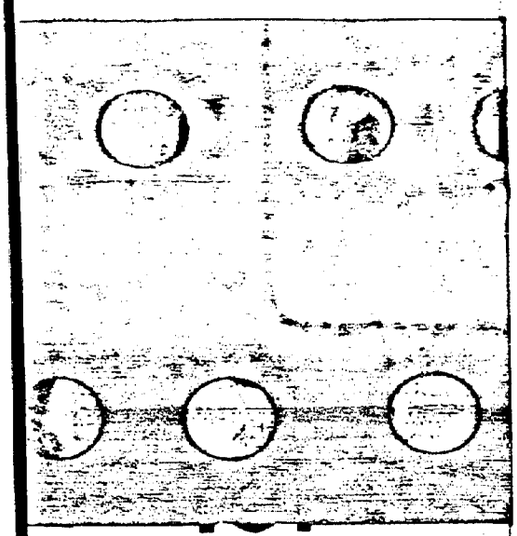
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

ANNETTE MAPLES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10001 PG 898

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	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	8.00
TOTAL	275.40
CHECK	275.40

04/03/96 01 09:19 0001 5821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167002
IDENTIF. # REFERENCE

96 APR -3 AM 9:16

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

No. 1023818