26B

BOOK 10041 PG 676

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Todd M. Philson and wife, Ava P. Philson 7828 Highway 100 Nashville, TN 37221	First Trust Mortgage Company 6525 Quail Hollow Memphis, TN 38120	Map 156-000 Parcel 018.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Dorothy A. Mills, widow (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Todd M. Philson and wife, Ava P. Philson (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, Being Lot No. 5 on the plan of Harpeth Heights, Section 2, not of record, described according to a survey made by Hal R. Swann, Jr., Surveyor, January 26, 1959, as follows:

Beginning on the northerly margin of Highway No. 100, at the southwest corner of the property conveyed to John B. Hill and wife by deed from E. U. Buchi and wife, of record in Book 2147, page 289, Register's Office for said County, and also being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, northwesterly 211.2 feet; thence southwesterly 160 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southeasterly 223.5 feet to the northerly margin of Highway No. 100; thence with the same, northeasterly 160 feet to the beginning.

Being the same property conveyed to Charles William Mills, Sr. and wife, Dorothy A. Mills by Installment Deed from E. U. Buchi and wife, Lottie M. Buchi of record in Book 2876, Page 581, said Register's Office for Davidson County, Tennessee.

The said Charles William Mills, Sr. has since died, and upon his death, title was vested in Dorothy A. Mills as the sole surviving tenant by the entirety.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 7828 Highway 100, Nashville, Tennessee 37221.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $145,500.00.
[
[Affiant
[Subscribed and sworn to before me this
[29th day of April, 1996.
[
[Notary Public
[My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of April, 1996.

96 MAY -6 PM 2:21
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0179125

Dorothy A. Mills
Dorothy A. Mills

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 **Dorothy A. Mills**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of April, 1996.

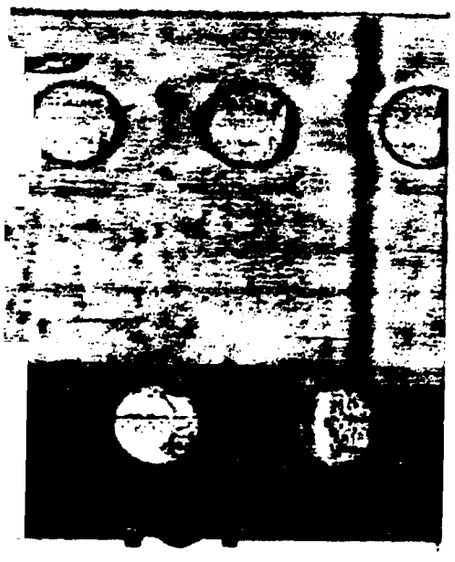
NOTARY PUBLIC

My Commission Expires: 1-24-98

3702 05/03 02:01 03CHECK 547.35

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





RECEIVED OF _____

FOR _____

BOOK 10041 PG 678

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
145500.00
CON TX 538.35
PRFEE 1.00
WDEED 8.00
TOTAL 547.35
CHECK 547.35
05/06/96 01 14:26 0001 8702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179125
IDENTIF. ↑ REFERENCE

96 MAY -6 PM 2:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1038720