STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 68,500.00

Subscribed and sworn to before me, this the 17 day of June 1996

Affiant

Notary Public

My commission expires

(Affix Seal)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 22, 1997

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #6G20047 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: Timothy P. Phillips	SEND TAX BILLS TO: COUNTRYWIDE HOME LOANS, INC.
1018 Rachel's Square Drive	155 North Lake Avenue
STREET ADDRESS Hermitage, TN 37076	STREET ADDRESS Pasadena, CA 91109
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 75-11-177	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Christopher A. Beyer and wife, Helen M. Beyer

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Timothy P. Phillips and wife, Penny C. Phillips

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 99-A on the Plan of Zone Lot Division of Lots Nos. 80 thru 101 and 103 thru 107, Rachel's Square, Sec. Two (now Colony Downs),of record in Plat Book 5200 at page 623 thru 625; amended in Book 6050, pages 123 & 124; and Book 6250, pages 538 thru 543 and Book 8030, page 757, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Christopher A. Beyer and Helen M. Hammond, both unmarried by Deed of record in Book 9373 page 691, Register's office for said County. The said Christopher A. Beyer and Helen M. Hammond have since married and Helen M. Hammond is now known as Helen M. Beyer.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

This instrument is executed on behalf of Christopher A. Beyer by Helen M. Beyer, as his Attorney-in-Fact pursuant to a Power of Attorney being placed of record with this instrument.

THIS IS IMPROVED PROPERTY KNOWN AS 1018 Rachel's Square Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hand s this 17 day of June ,1996

Christopher A. Beyer by Helen M. Beyer, Attorney-in-Fact

Helen M. Beyer

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

BOOK 10090 PG 411

State of Tennessee
County of Williamson

On this 17 day of June , 1996 , before me personally appeared ~~Christopher A./ Beyer/ &/~~ Helen M. Beyer to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 22, 1997

Notary Public

State of Tennessee
County of

On this 17 day of June 17, , 1996 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

4946 06/18 0101 03CHECK 262.45

State of Tennessee
County of Williamson

On this 17th day of June, 1996, before me personally appeared Helen M. Beyer, to me known to be the person who executed the foregoing instrument on behalf of Christopher A. Beyer; and acknowledged that she executed the same as the free act and deed of the said Christopher A. Beyer.

Witness my hand and official seal.

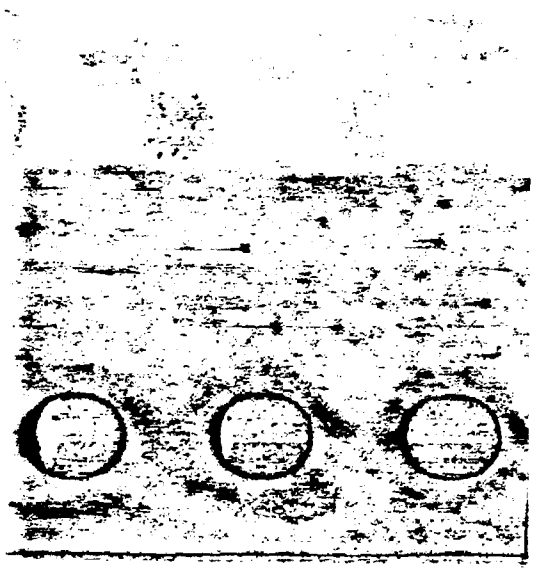
Notary Public

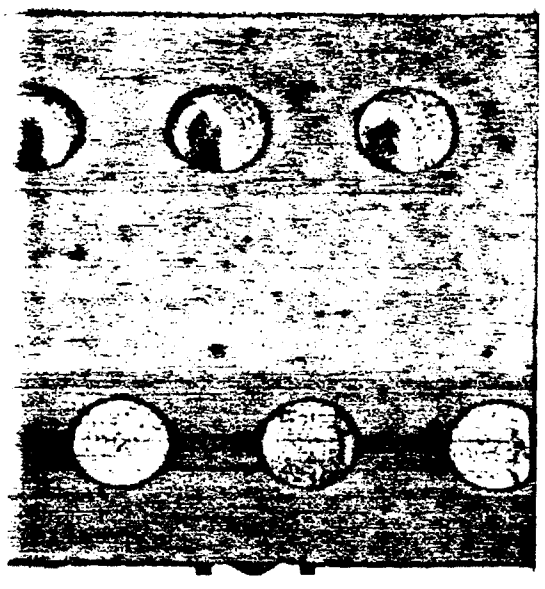
My commission expires:

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 22, 1997

019,4065
IDENTIFICATION REFERENCE

96 JUN 18 PM 2:04
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10090 PG 412

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 68500.00
CON TX 253.45
PRFEE 1.00
WDEED 8.00
TOTAL 262.45
CHECK 262.45

06/18/96 01 14:07 0001 4946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194065
IDENTIF. & REFERENCE

96 JUN 18 PM 2:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1052748