THIS INSTRUMENT P REPARED BY:

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

STATE OF TENNESSEE) 10098:772
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June 19 96

Notary Public

My Commission Expires: 11, 22, 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SCOTT TROXEL 1017 Acklen Avenue Nashville, Tennessee 37203	SCOTT TROXEL et al 1910 21st Avenue, South Nashville, Tennessee 37212	MAP 105-9 PARCEL 196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND AND NO/100---------- ---------- ($ 45,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, RACHEL PHILLIPS-BARNES, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SCOTT TROXEL, married and STEVE MYERS, unmarried 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 Lot No. 21 on the Plan of A. B. Hill's Subdivision of the Plant Lands as of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 50.0 feet on the southerly side of Acklen Avenue and runs back, between parallel lines, 153.0 feet to an alley.

BEING the same property conveyed to Rachel Phillips-Barnes from Floyd Phillips and wife, Annie Phillips, by Quitclaim Deed of record in Book 8859, page 412, Register's Office for Davidson County, Tennessee.

0196609
IDENTIFICATION REFERENCE

96 JUN 26 AM 9:34
FELIX Z. ... REGISTER
DAVIDSON CO., TN.

This is improved property known as 1017 Acklen Avenue, Nashville, Tennessee 37203

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, has 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 A. B. Hill's S/D of Plant Lands of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

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 __17th__ day of _____June_____, 19 96 .

Rachel Phillips-Barnes

RACHEL PHILLIPS-BARNES

10098 773

NOTARY PUBLIC AT LARGE

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 RACHEL PHILLIPS-BARNES, UNMARRIED, 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 this ____17th day of _____June_____ , 19 96 .

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

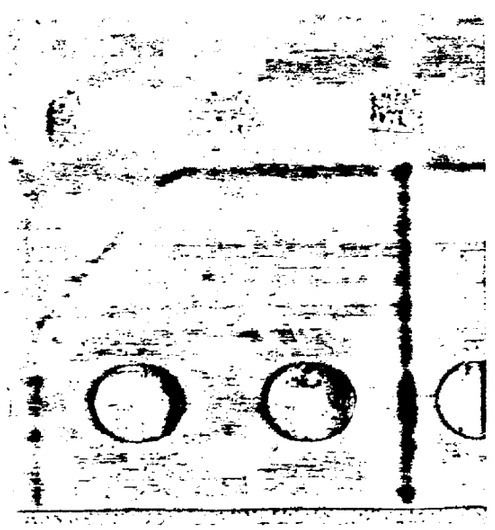
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and_____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and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

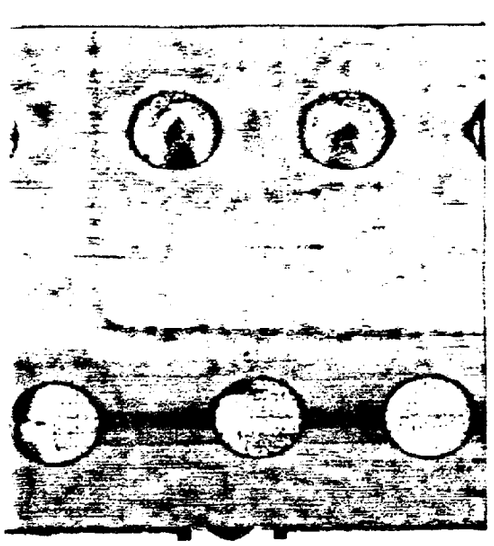
Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

7709 96/26 0101 03CHECK 175.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10098 PG 774

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

06/26/96 01 09:39 0001 7700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196609
IDENTIFICATION REFERENCE

96 JUN 26 AM 9:34

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1055460