0206318

BOOK 10129 PG 96

This instrument Prepared By:
JOHN P. BROWN, III
4207 Lebanon Road, Suite 200
Hermitage, TN 37076

96 JUL 23 AM 10:55
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
DOUG BEAL
6023 Panama Drive
Hermitage, TN 37076

SEND TAX BILLS:
SAME AS MORTGAGEE

MORTGAGEE:
SunTrust Mortgage Incorporation
its Successors and Assigns
P.O. Box 100100
Atlanta, GA 30348

MAP AND PARCEL:
86-1
34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Debra (Ryan) Phillips and Steven M. Phillips, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Doug Beal, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 150 on the plan of Dodson Heights, as of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 150 fronts 71.8 feet on the northerly side of Panama Drive and extends back 142.0 feet on the westerly line and 140.0 feet on the easterly line to a dead line measuring 47.6 feet.

Being the same property conveyed to Debra (Ryan) Phillips by Quitclaim Deed from James B. Ryan, of record in Book 10091, Page 174, Register's Office for Davidson County, Tennessee. The said Steven M. Phillips joins in this conveyance for the express purpose of conveying all of his marital interest in said property.

This is improved property located and known as 6023 Panama Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3130, page 623, as amended in Book 3161, Page 27, and further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 2900, page 13, said Register's Office. Real property taxes for 1996 have been settled between the parties and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Doug Beal, his heirs and assigns, forever; and we, Debra (Ryan) Phillips and Steven M. Phillips do covenant with the said Grantee 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 Grantee, his 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.

Witness our hands this the 19th day of July, 1996.

Debra Ryan Phillips
DEBRA (RYAN) PHILLIPS

Steven M. Phillips by Debra Ryan Phillips
STEVEN M. PHILLIPS
By Debra (Ryan) Phillips,
Attorney-in-fact, Pursuant to the Limited
Power of Attorney of Record in
Book 10129 Page 94 RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named Debra (Ryan) Phillips, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 19th day of July, 1996.

Lori L. Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named Debra (Ryan) Phillips, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney-in-fact for Steven M. Phillips and that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 19th day of July, 1996.

Lori L. Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

BOOK 10129 PG 98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

AFFIANT

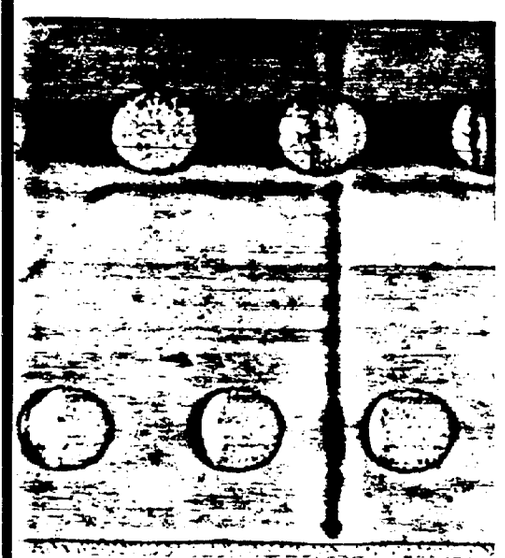
Subscribed and sworn to before me

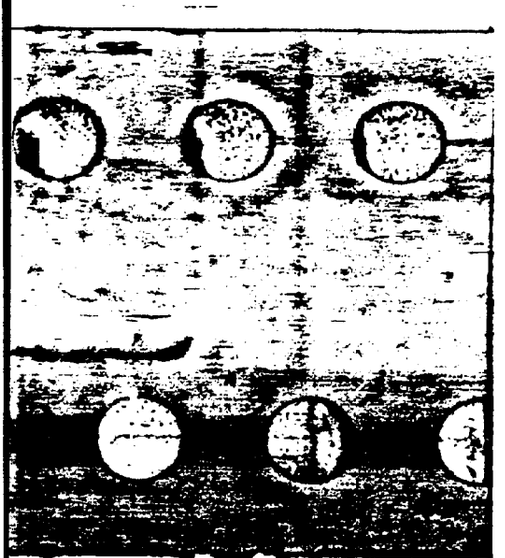
this 12 day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 11/24/99

3201 07/23 0101 03CHECK 235.00





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

RECEIVED OF _____

FOR _____

BOOK 10129 PG 99

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 12.00
TOTAL 235.00
CHECK 235.00

07/23/96 01 11:04 0001 8201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206318
IDENTIF. & REFERENCE

96 JUL 23 AM 10:55

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

No. 1065834