0207165

98 JUL 25 AM 11:20

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 5539

MAP/GROUP/PARCEL
026-06-0/034.00

NEW OWNER'S NAME AND ADDRESS:
Steven A. Nagy
117 Brockhampton Court
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
First Trust Mortgage Company
6525 Quail Hollow
Memphis, Tennessee 38120

BOOK 10132 PG 102

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Nelson Wayne Phillips and wife, Genevieve Phillips, hereinafter called Grantors, do hereby transfer and convey unto Steven A. Nagy, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee,

BEING Lot No. 122 of Windsor Green, a Planned Unit Development, as of record in Book 6250, Page 31, said Register's Office.

SAID Lot No. 122 fronts 70.00 feet on the southerly side of Brockhampton Court and runs back 93.37 feet on the easterly line and 93.41 feet on the westerly line to a line in the rear which measures 70.00 feet thereon.

BEING the same property conveyed to grantors herein by deed of record in Book 9336, Page 876, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Nelson Wayne Phillips

Nelson Wayne Phillips

Genevieve Phillips

Genevieve Phillips

9101 07/25 01:01 03CHECK

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Nelson Wayne Phillips and wife, Genevieve Phillips, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 22nd day of July, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-3-98
STATE OF TENNESSEE
COUNTY OF SUMNER

SHELTON HATCHER NOTARY PUBLIC AT LARGE 2-3-98 SUMNER COUNTY, TENNESSEE

BOOK 10132 PG 103

The actual consideration or value whichever is greater for this transfer is $107,900.00.

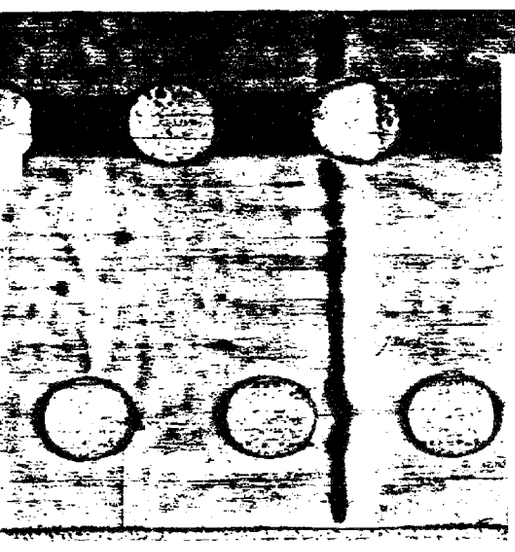
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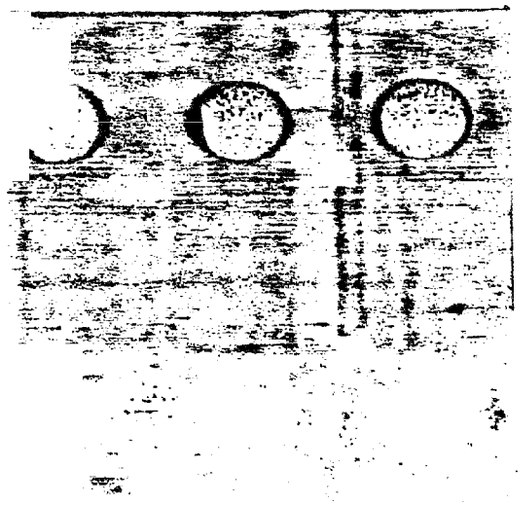
Sworn to and subscribed before me, this the 22nd day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE 2-3-98 SUMNER COUNTY, TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 10132 PG 104

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
107900.00
CON TX 399.23
PRFEE 1.00
WDEED 8.00
TOTAL 408.23
CHECK 408.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9101

0207165
IDENTIFICATION REFERENCE

96 JUL 25 AM 11:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1066719