THIS INSTRUMENT PREPARED BY:
JOHN M. CANNON
CANNON, CANNON & COOPER, P.C.
1000 Northchase, Suite 109
Goodlettsville, TN 37072
(615) 851-1880

BOOK 10163 PG 163

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.
Roy L. Tanksley	Same	27-13, 6
Dixie R. Tanksley		
2427 Mansker Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, E. R. PHILLIPS and wife, LOUISE T. PHILLIPS, hereinafter called the GRANTORS, have bargained and sold and by these presents does transfer and convey unto ROY L. TANKSLEY and wife DIXIE R. TANKSLEY, hereinafter called the GRANTEES, 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. 35 on Mansker Meadows, Section II, as of record in Book 2663, Page 15, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Mansker Drive, at the corner of Lots No. 34 and 35; thence easterly along the line between said lots, 1038 feet, more or less, to a point in the corner line of Mansker Creek; thence along the center line of said Creek, in a southeasterly direction 612 feet, more or less, to the northerly margin of the L & N Railroad right-of-way; thence along said right-of-way, westerly 140 feet, more or less, to the corner of Lots No. 35 and 36; thence along the line between said lots, in a northwesterly direction 1403.5 feet to a point in the southeasterly margin of Mansker Drive; thence with the margin of said Drive, in a northerly direction 100 feet to a point of beginning.

Being the same property conveyed to E. R. Phillips and wife, Louise T. Phillips by deed of record in Book 5662, Page 837, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to the following easement:

Easement No. 1

A 20 foot permanent easement across a portion of Lot 35 of Mansker Meadows Subdivision, Section 2, as of record in Book 2663, Page 15, R.O.D.C., TN; the centerline of said easement being more particularly described as follows:

Beginning at a point in the northerly line of the aforesaid lot, said point being eastwardly 320 feet, more or less, from the northwesterly corner of the aforesaid lot; thence southwestwardly 190 feet, more or less, to a

point in the southwesterly line of the aforesaid lot, said point being southeastwardly 315 feet, more or less, from the southwesterly corner of the aforesaid lot.

A 10 foot temporary construction easement northwest of and adjacent to the aforedescribed permanent easement, said temporary construction easement to be abandoned upon completion of construction.

Easement No. 2

A 20 foot permanent easement across a portion of the aforesaid lot; the centerline of said easement being more particularly described as follows:

Beginning at a point in the northerly line of the aforesaid lot, said point being eastwardly 963 feet, more or less, from the northwesterly corner of the aforesaid lot; thence southeastwardly 260 feet, more or less, to a point in the aforesaid lot; thence southeastwardly 210 feet, more or less, to a point in the aforesaid lot; thence southwestwardly 23 feet, more or less, to a point in the centerline of an existing 36 inch diameter force main.

A 10 foot temporary construction easement southwest and northwest of and adjacent to the aforedescribed permanent easement, said temporary construction easement to be abandoned upon completion of construction.

The property described herein is subject to any and all other restrictions and easements of record.

This is unimproved property known as: 2429 Mansker Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this 16 day of August, 1996.

E. R. Phillips

E. R. PHILLIPS

Louise T. Phillips

LOUISE T. PHILLIPS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, E. R. Phillips and wife, Louise T. Phillips, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 16th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 7/25/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

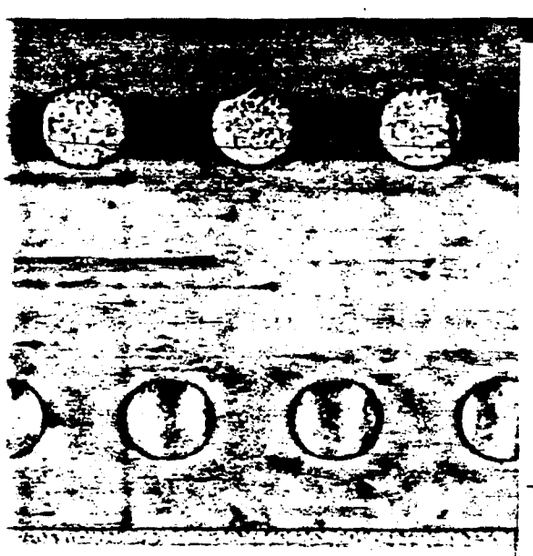
Subscribed and sworn to before me, this the 16th day of August, 1996.

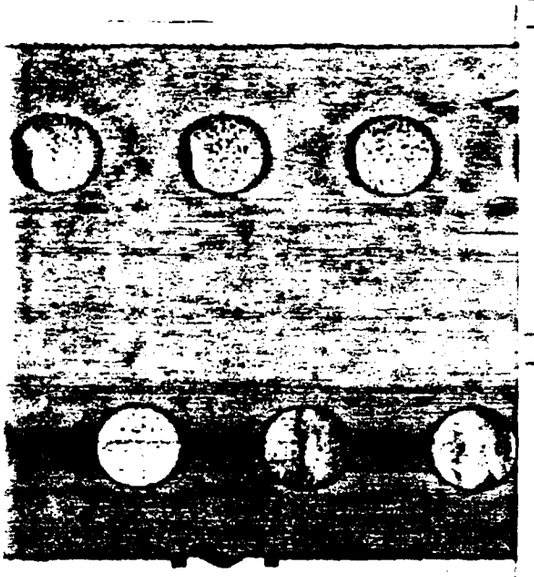
Affiant

NOTARY PUBLIC

My Commission Expires: 7/25/98

0216707
IDENTIF. ↑ REFERENCE
96 AUG 21 PM 12:22
RELIA Z. NELSON REGISTER
DAVIDSON COUNTY, TN.
9340 08/21 0101 03CHECK 179.50





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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 166

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	12.00
			TOTAL	179.50
			CHECK	179.50
08/21/96	01		12:24 0001	9340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216707 IDENTIF. # REFERENCE

96 AUG 21 PM 12: 22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021900