Mail

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
339 Main Street
Franklin, TN 37064

BOOK 10183 PG 308

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Donald E. Phillips Virginia R. Phillips 1252 School Lane Nashville, TN 37217	CAVALRY BANKING, FSB 114 West College Street Murfreesboro, TN. 37130	120-10-0-035.00

5674 09/09 0101 03CHECK 423.33

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Evelyn Kinkade, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Donald E. Phillips and Virginia R. Phillips, husband and wife**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot NO. 54 on the Plan of Seven Oaks Subdivision, Section 4, as of record in Book 2133, page 105, said Register's Office.
>
> Said Lot No. 54 fronts 105 feet on the north side of School Lane and runs back 322.3 feet on the west line and 391.7 feet on the east line to a dead line in the rear, which is broken line measuring 144 feet thereon.
>
> Being the same property conveyed to Evelyn Kinkade, unmarried by deed from W. L. Bainbridge, Jr. and wife,Julie W. Bainbridge of record in Book 3027, page 197, Register's Office of Davidson County, Tennessee. The said James W. Kinkade having since conveyed his interest to Evelyn Kinkade of record in Book 6041, page 317, RODC. TN. Mark A. Parrish having conveyed his interest to Evelyn Kinkade of record in Book 8961, page 311, RODC, TN.

SUBJECT TO THE FOLLOWING:

1. 1996 Taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Book 2133, page 105, said Register's Office.
3. Subject to notes on Plan of record.
4. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This property is known as:

1252 School Lane, Nashville, TN 37217

WITNESS MY HANDS THIS 26th DAY OF August, 1996 IN FRANKLIN, TENNESSEE.

Evelyn Kinkade

SELLER: Evelyn Kinkade

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Evelyn Kinkade,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of August, 1996 in Franklin, TN.

Cynthia S. Elliott

Notary Public

My Commission Expires:

1/13/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10183 PG 310

The actual consideration or value, whichever is greater for this transfer is $110,900.00.

Virginia F. Phillips
AFFIANT

Sworn to and subscribed to me, the undersigned, this 26th day of August, 1996, in Franklin, Tennessee.

Cynthia D. Witt
NOTARY PUBLIC

CYNTHIA D. WITT NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

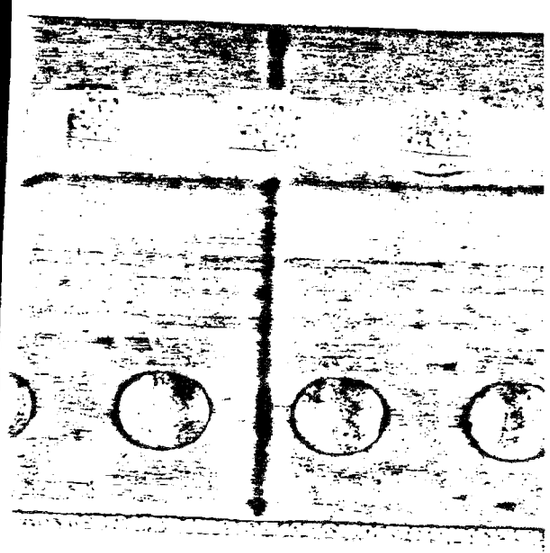
MY COMMISSION EXPIRES:

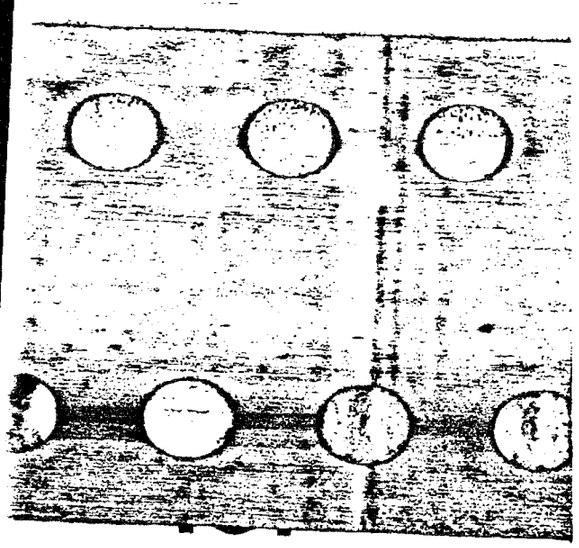
1/13/98

0222628
IDENTIFICATION REFERENCE

96 SEP -9 AM 10:49
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

TNJ/5082.9600/cw





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

RECEIVED OF _____

FOR _____

BOOK 10183 PG 311

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	
				110900.00
			CON TX	410.33
			PRFEE	1.00
			WDEED	12.00
			TOTAL	423.33
			CHECK	423.33
09/09/96		01	10:52 0001	5674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222628
IDENTIFICATION REFERENCE

96 SEP -9 AM 10:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1028163