ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Richard P. Cook and wife, Heather W. Cook 809 South Wilson Blvd. Nashville, TN 37215	NEW OWNER	Map 116-040 Parcel 168.00

This instrument prepared by: Joseph V. Ferrelli, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, A. Warren Phillips, III and wife, Mary S. Phillips (The "Grantor's") have bargained and sold, and by these presents do transfer and convey unto Richard P. Cook and wife, Heather W. Cook (the "Grantee's"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 1 and the northerly 50 feet of Lot No. 2, Block "L" on the Plan of W.M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for said County.

Said parts of Lots Nos. 1 and 2, Block "L", front together 75 feet on the westerly margin of South Wilson Avenue or Boulevard and extends back between parallel lines 250 feet to an alley.

Being the same property conveyed to A. Warren Phillips, III and wife, Mary S. Phillips by Warranty Deed from Michael W. Owens and wife, Ann Marie Owens of record in Book 9069, Page 518, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 809 South Wilson Boulevard, Nashville, Tennessee 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $214,000.00.

Joseph V. Ferrelli
Affiant

Subscribed and sworn to before me this 19th day of September, 1996.

Valerie D. Wright
Notary Public

My Commission Expires 3-3-99

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX CO. TENN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee's, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantee's that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of September, 1996.

A. WARREN PHILLIPS, III

MARY S. PHILLIPS
By: A. Warren Phillips, III
Her Attorney in Fact

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 **A. Warren Phillips, III**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 3-3-99

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX CO. TENN.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 19th day of September, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Warren Phillips, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary S. Phillips, and acknowledged that he executed the same as the free act and deed of the said Mary S. Phillips.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of September, 1996.

Valerie D. Wright
NOTARY PUBLIC

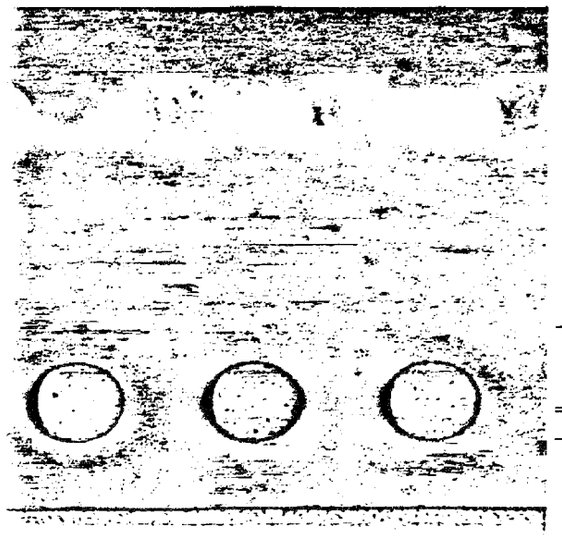
My Commission Expires: 3-3-99

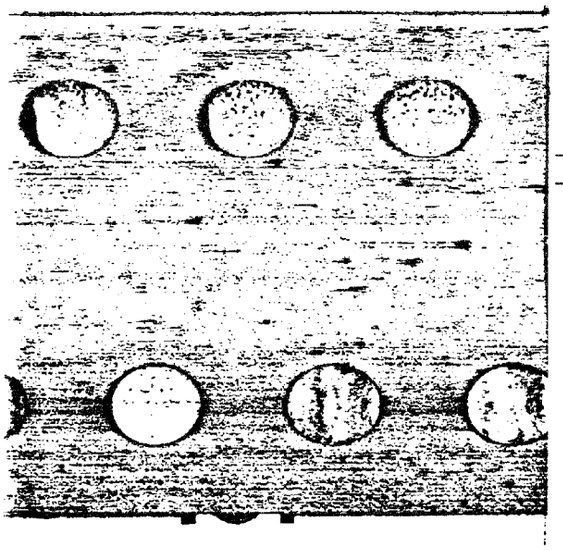
VALERIE D. WRIGHT
NOTARY PUBLIC AT LARGE
KNOX COUNTY, TENN

02 353
IDENTIF. REFERENCE

95 SEP 23 AM 10:22
PAULA A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1368 09/23 0101 03CHECK 804.80





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

RECEIVED OF _____

FOR _____

BOOK 10199 PG 36

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	
				214000.00
			CON TX	791.80
			PRFEE	1.00
			WDEED	12.00
			TOTAL	804.80
			CHECK	804.80
09/23/96	01		10:24 0001	1368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227953 IDENTIF. # REFERENCE

96 SEP 23 AM 10: 22

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1033779