[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[M. Mason Phillips	First Bank & Trust	MAP and PARCEL
[Martha L. Phillips	Attn: Tax Dept.	
[3006 McCampbell Road	1691 North Mt. Juliet Road	96-6-134
[Nashville, TN 37214	Mt. Juliet, TN 37122	

[This instrument prepared by: Cindy S. Smith, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Thomas P. McHugh and Bettie J. McHugh, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **M. Mason Phillips and Martha L. Phillips, husband and wife** (the "Grantees"), 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 Lot No. 168 on the Plan of Cloverhill, Section III, of record in Book 2083, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

Being the same property conveyed to Thomas P. McHugh and wife, Bettie J. McHugh, by deed from Neil E. Jackson, Jr. and wife, Dorothy M. Jackson, of record in Book 6104, Page 79, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3006 McCampbell Road, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2083, Page 49, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2145, Page 262, said Register's office.**

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $69,000.00
[
[Affiant
[Subscribed and sworn before me this 30th day of September, 1996.
[
[My Commission Expires: 5/23/98 Notary Public

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

And Grantors do covenant with the said Grantees 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 herein.

And Grantors do further covenant and bind themselves, their representatives 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.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **September, 1996**.

Thomas P. McHugh

Bettie J. McHugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Thomas P. McHugh and Bettie J. McHugh, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **30th** day of **September, 1996**.

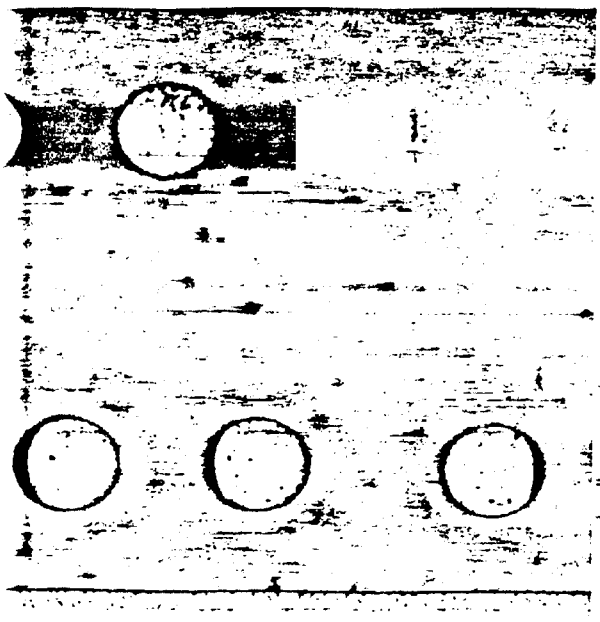
Notary Public
My Commission Expires: 3/23/98

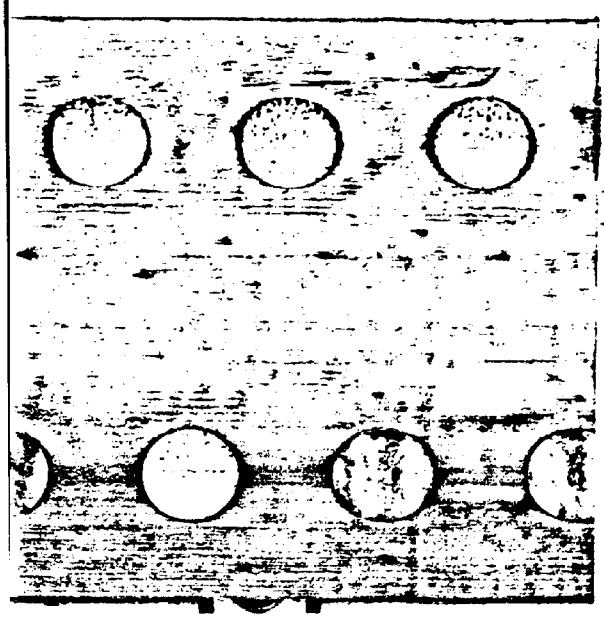
File No. 9609-401

02 31823
IDENTIFICATION REFERENCE

96 OCT -2 AM 9:51
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5441 10/02 0101 03CHECK 264.30





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10211 PG 557

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 69000.00
				CON TX 255.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 264.30
				CHECK 264.30

10/02/96 01 09:53 0001 5441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231823
IDENTIF. # REFERENCE

96 OCT -2 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072523

No. [redacted]