WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10308 PG 168

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Charles Phillips (NAME)	Same as new owner (NAME)	042-14-0 014.00
117 Port Drive (ADDRESS)	(ADDRESS)	11D 10080
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estate of Sarah Kathryn Hinton , David V. Hinton, Executor & Devisee William Charles Hinton, Devisee and Raymond Edward Hinton, Devisee

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Charles Phillips and Gregory D. Phillips

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:

CERTAIN tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 60 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127 and amended in Book 2695, page 31, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Vincent E. Hinton and wife, Sarah K. Hinton by deed from Wilma Goldstein Goldbert, Alan Bubis and Reynold Bubis of record in Book 2651, page 305, Register's Office, Davidson County, Tennessee. The said Vincent E. Hinton predeceased his wife, the said Sarah K. Hinton, who has since died testate devising said property to David V. Hinton, William Charles Hinton and Raymond Edward Hinton. The Last Will & Testament of Sarah Kathryn Hinton of record in Probate Court Clerks Office for Davidson County, Tennessee. (96P-887) Sarah K. Hinton and Sarah Kathryn Hinton one and the same person.

0260861

IDENTIFICATION REFERENCE

97 JAN -2 AM 10:11

FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 117 Port Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my hand this 30th day of December 19 96

Estate of Sarah Kathryn Hinton
By: David V. Hinton
David V. Hinton, Executor and Devisee

William Charles Hinton
William Charles Hinton, Devisee

Raymond Edward Hinton
Raymond Edward Hinton, Devisee

BOOK 10303 PG 169

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 Estate of Sarah Kathryn Hinton, David V. Hinton, Executor and Devisee 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 purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of December 96.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires _____

Notary Public

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Charles Hinton, Devisee for the Estate of Sarah Kathryn Hinton, the bargainor(s), 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 purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of December, 1996.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: _____

STATE OF Tenn.
COUNTY OF Montgomery

My Commission Expires SEPT. 23, 2000

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Edward Hinton, Devisee for the Estate of Sarah Kathryn Hinton, the bargainor(s), 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 purposes therein contained. Witness my hand and official seal at Clarksville, Tennessee, this 30th day of December, 1996.

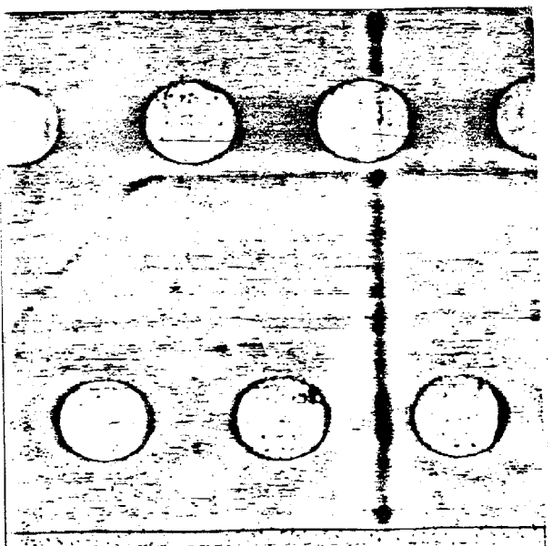
Cindy Appleton

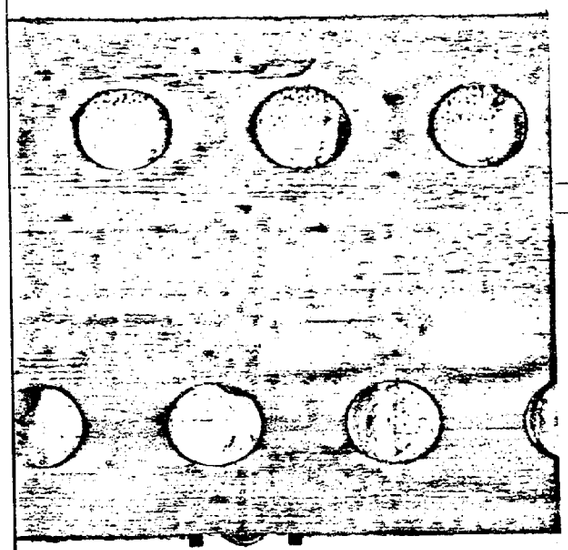
Notary Public
My Commission Expires: 3-11-97

CINDY APPLETON NOTARY PUBLIC

1305 01/02 0101 03CHECK

842.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10303 PG 170

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

01/02/97 01 10:12 0001 1305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260861
IDENTIF. # REFERENCE

97 JAN -2 AM 10: 11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103853