0267524

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38530
Dav. Co. File: Box 8

97 JAN 28 AM 9:57

DAVIDSON COUNTY, TN.

BOOK 10330 PG 744

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James W. Phillips 2012 Otter Valley Lane Nashville, Tennessee 37215	PNC Mortgage Corp. of America 320 Interstate North Pkwy., #300 Atlanta, GA 30339

TAX MAP-PARCEL NUMBERS: 149-9-2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 215000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Campbell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Phillips, unmarried,** hereinafter called the **Grantee**, Grantee's 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. 25 on the Plan of Otter Creek Hills of record in Book 2900, Pages 110 & 111, Register's Office for said County.

SAID Lot No. 25 fronts 122.0 feet on the easterly margin of Otter Valley Lane and extends back 338.0 feet on the northwesterly line and 382.0 feet on the southerly line to a dead line in the rear, measuring 282.0 feet thereon.

BEING the same property conveyed to James A. Campbell by deed from Michael J. Murray and wife, Linda C. Murray of record in Book 9576, Page 832, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2012 Otter Valley Lane, Nashville, Tennessee 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of January, 1997.

James A. Campbell

BOOK 10339 PG 745

State of Tennessee
County of Davidson

On this 24th day of January, 1997, before me the undersigned authority, personally appeared **James A. Campbell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 215000.00

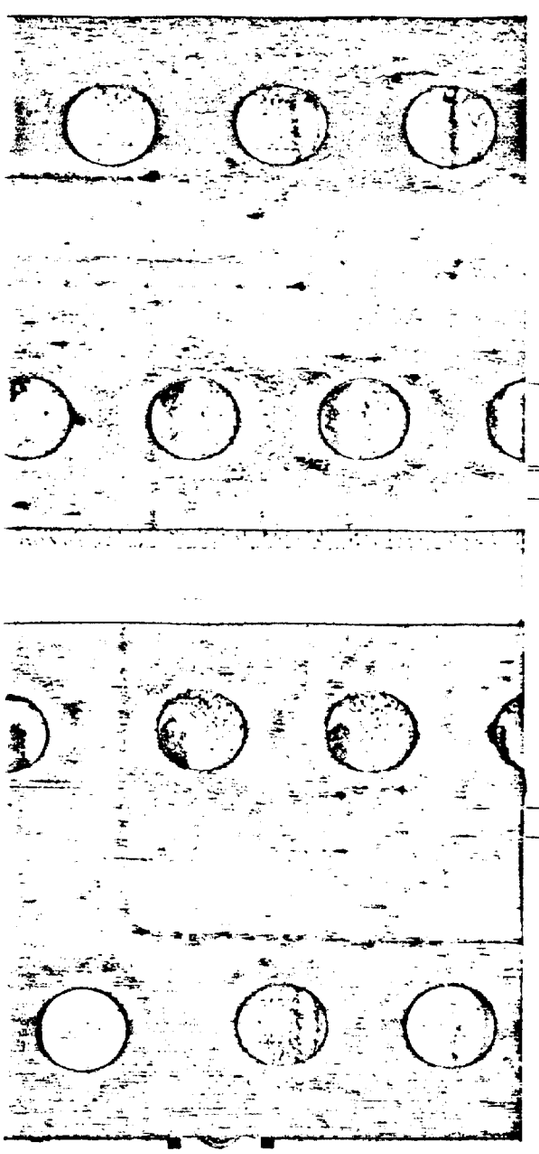
Affiant

Sworn and subscribed before me on the 24th day of January, 1997.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

8441 01/28 0101 03CHECK 804.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10330 PG 746

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	215000.00
			CON TX	795.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	804.50
			CHECK	804.50
01/28/97	01	09:57	0001	8441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267524 IDENTIF. ↑ REFERENCE

97 JAN 28 AM 9:5

DAVIDSON COUNTY, TN

No. 1110909