This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
William Joe Phillips and Benjamin Calvin Phillips
553 Brewer Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 147-14
PARCEL 112
6DU-65015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Byron L. Cates and wife, Betty J. Cates hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Joe Phillips and Benjamin Calvin Phillips, as joint tenants with right of survivorship, 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:

> BEING Lot No. "C", on the Plan of Resubdivision of a portion of Whispering Hills, Section II-B, of record in Plat Book 2663, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Byron L. Cates and wife, Betty Cates, by deed from Dottie S. Poteet, unmarried, of record in Book 4249, Page 180, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 2663, Page 180, said Register's Office.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 553 Brewer Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Joe Phillips, married, and Benjamin Calvin Phillips, unmarried, their heirs and assigns, forever; and we, Byron L. Cates and wife, Betty J. Cates 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of January, 1997.

Byron L. Cates

Byron L. Cates

Betty J. Cates

Betty J. Cates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Byron L. Cates and wife, Betty J. Cates the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of January, 1997.

Gene H. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 99,900.00.

William Joe Shelton

AFFIANT

Subscribed and sworn to before me this 29th day of January, 1997.

Gene H. Floyd

NOTARY PUBLIC

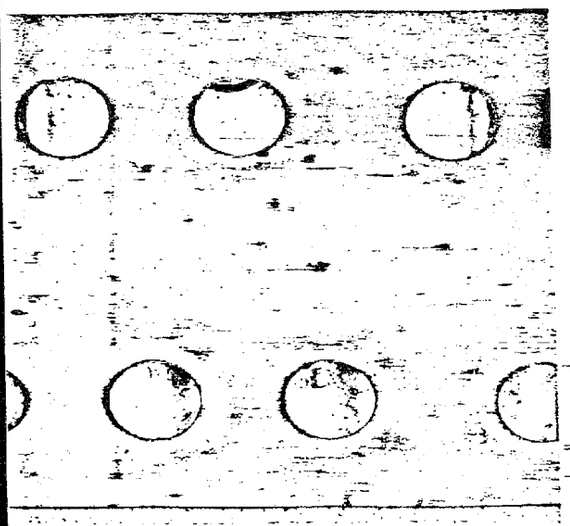
NOTARY PUBLIC AT LARGE

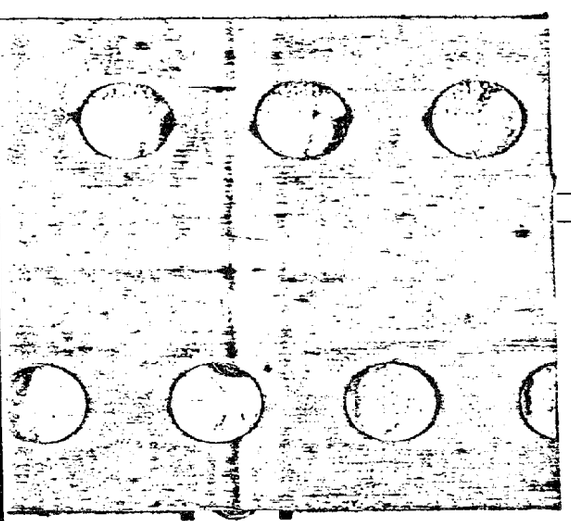
My Commission Expires: 3/22/97

9507 01/30 0101 03CHECK 378.63

126500

07 JAN 30 PM 3:53





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10334 PG 38

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 99900.00
CON TX 369.63
PRFEE 1.00
WDEED 8.00
TOTAL 378.63
CHECK 378.63

01/30/97 01 16:01 0001 9507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269508

IDENTIFICATION REFERENCE

97 JAN 30 PM 3:58

DAVIDSON COUNTY, TN.

No. 1111968