STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 97

Notary Public

MY COMMISSION EXPIRES: 11-2799
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite-112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart J. Phillips (NAME)	First Union Mortgage Corporation (NAME)	33-81
1233 Dickerson Road (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	10D 37070
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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, Sherrie Watson and Mary Emily Ball and Sherrie Watson, Administra CTA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stuart J. Phillips and Aldona Phillips, husband and wife

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 a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, described according to a survey by Tommy E. Walker, Tn. Lic. No. 1485, dated 01-22-97:

Beginning at an iron pin in the northerly margin of Dickerson Pike, said pin being the most southeasterly corner to herein described tract; and a common corner to Jerambhai R. Patel in Deed Book 6969, page 109, Register's Office for Davidson County, Tennessee; thence now leaving said Patel with said margin S 60° 00' 00" W, 90.00 feet to an existing iron pin, a common corner to a resubdivision of Lots 4 and 5 of D. H. Moore's land; thence now leaving said margin N 30° 00' 00" W, 312.75 feet to an existing iron pin in the southerly margin of Campbell Road; thence with said margin and a curve to the left (I = 02 20' 12", R = 2452.12', L = 100.01' & CB = N 88 37' 47" E.) 100.00 feet to a set iron pin, said pin being the most northeast corner of this tract and a common corner to said Patel; this with said Patel S 30° 28' 54" E, 264.84 feet to the point of beginning, containing 0.588 acres, more or less.

The above described tract is serviced by a Driveway Easement as of record in Book 3538, page 418, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. M. Clunan and wife, Clara E. Clunan, by deed from Alton C. Sloan and wife, Mable Aileen Sloan, of record in Book 2496, page 267, Register's Office for Davidson County, Tennessee. The said Clara E. Clunan having since died testate, with the said J. M. Clunan having

CONTINUED

unimproved ( )
This is improved (X) property, known as 1233 Dickerson Road, Goodlettsville, TN 37072
(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 our hand s this 30th day of January 19 97

Sherrie Watson, Individually

Mary Emily Ball

Sherrie Watson, Administra CTA

LEGAL DESCRIPTION CONTINUATION

pre-deceased her and pursuant to the Last Will and Testament of Clara E. Clunan, deceased, subject property was devised to Mary Emily Ball and Sherrie Watson.

BOOK 10337 PG 464

0269488

IDENTIFICATION REFERENCE

97 FEB -3 PM 1:45

FELIX A. DELISLE REGISTER
DAVIDSON COUNTY, TN.

2481 02/03 0101 03CHECK 364.50

STATE OF TENNESSEE

BOOK 10337 PG 465

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherrie Watson and Mary Emily Ball and Sherrie Watson, Administra CTA

the bargainor s, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 30th day of January 19 97.

Commission expires 11-21-99

Notary Public

STATE OF TENNESSEE

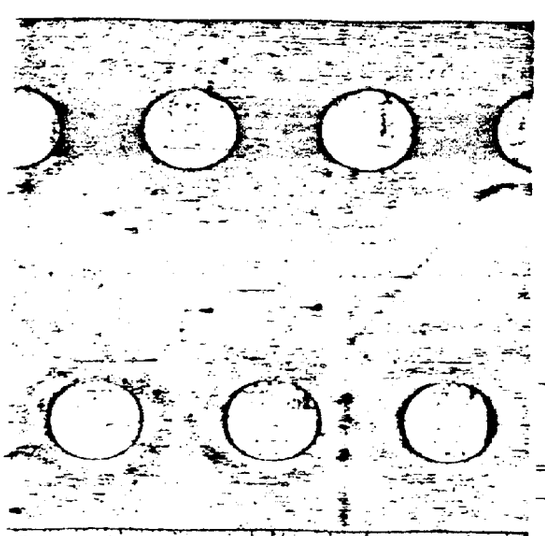
COUNTY OF

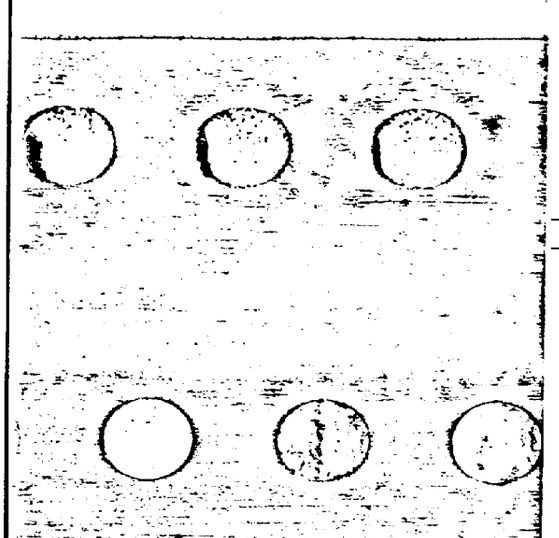
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 10337 PG 466

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 12.00
TOTAL 364.50
CHECK 364.50

02/03/97 01 13:47 0001 2481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269488
IDENTIF. & REFERENCE

97 FEB -3 PM 1:45
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1113002