WARRANTY DEED

BOOK 10368 PG 587

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th day of February 19 97

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON CO. TENN. AT LARGE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(NOTARIAL SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome W. Phillips (NAME)	Regions Mortgage, Inc. (NAME)	MAP 50-6
3812 Northbrook Drive (ADDRESS)	605 South Perry Street (ADDRESS)	PARCEL 98
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (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, Buddy Dunn Contractors, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerome W. Phillips, unmarried

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. 53, on the plan of NorthBrook Subdivision, Phase I, of record in Plat Book 6900, Page 859, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Buddy Dunn Contractors, L.P. a Tennessee Limited Partnership by deed from Roy C. Flowers, of record in Book 9834, Page 221, Register's Office for said County.

02778802
IDENTIFICATION REFERENCE

97 MAR -4 PM 3:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2580 03/04 0101 03CHECK 340.15

unimproved ( )
This is improved (X) property, known as 3812 Northbrook Drive, Nashville, TN 37207
(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 28th day of February 19 97

Buddy Dunn Contractors, L.P.
By: George Dunn
George Dunn, General Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ the undersigned _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ George Dunn _____ and _____ with whom I am personally acquainted and who upon _____ his _____ oath(s) acknowledged _____ himself _____ to be the _____ General Partner _____ and _____ respectively of the _____ Buddy Dunn Contractors, L.P. _____ the within named bargainor, ~~and a corporation~~ and that _____ he _____ as such _____ General Partner _____ 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 _____ George Dunn _____ as such _____ General Partner _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ Nashville, TN _____ on this the _____ 28th _____ day of _____ February _____ 19 97.

My commission expires _____ May 24, 1997 _____ _____
Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10368 PG 589

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	89500.00
CON TX	331.15
PRFEE	1.00
WDEED	8.00
TOTAL	340.15
CHECK	340.15

07/04/97 01 15:09 0001 2580

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02780235

IDENTIFICATION NUMBER

97 JUL -4 PM 3:02

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1122972