WARRANTY DEED

STATE OF TENNESSEE BOOK 10380 PG 269
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FAYE S. THOMPSON (NAME)	MAGNOLIA FEDERAL BANK FOR SAVINGS (NAME)	91-15-357
510 BLAIR BOULEVARD (ADDRESS)	130 WEST FRONT STREET (ADDRESS)	25W-00640
NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	HATTIESBURG, MS 39401 (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, TAMMY L. PHILLIPS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FAYE S. THOMPSON, A SINGLE PERSON

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 606, of Block 28, on the Plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO WEST NASHVILLE, of record in Book 57, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to TAMMY L. PHILLIPS, MARRIED, by deed from Alma Cathy Kelly and husband, John Kelley, Sandra F. Stahr and husband, Steve Stahr, Tammy L. Phillips and husband, Jack Phillips, the only heirs at law of Claude W. Binkley, also known as Claude Wilmar Binkley, of record in Book 8820, page 465, Register's Office for DAVIDSON County, Tennessee. TAMMY L. PHILLIPS AND JACK L. PHILLIPS have since divorced and pursuant to Divorce Decree, Docket No. 94D-4187, DAVIDSON County Circuit Court Clerk's Office said property was conveyed to TAMMY L. PHILLIPS, by Quitclaim Deed from Jack L. Phillips, of record in Book 9547, page 89, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated March 7, 1997, made by:
JOHN B. KOHL, III, License No. 100
*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 4705 NEVADA AVENUE, NASHVILLE, TN 37209
(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 13th day of March 19 97

TAMMY L. PHILLIPS

BOOK 10380 PG 270

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 TAMMY L. PHILLIPS, UNMARRIED

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 13th day of March, 1997.

Commission expires July 26, 1997

I. DYKE TATUM
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

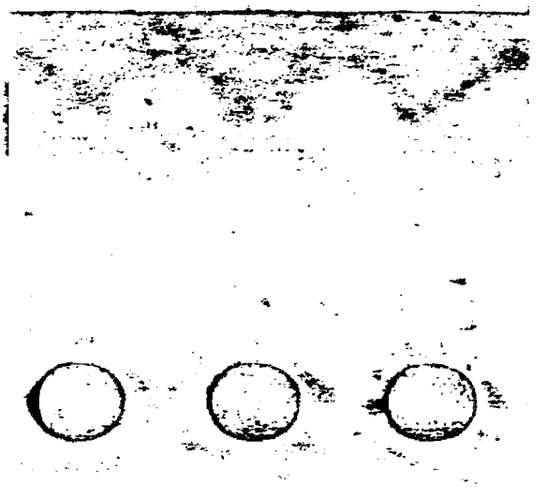
*** CONTINUATION

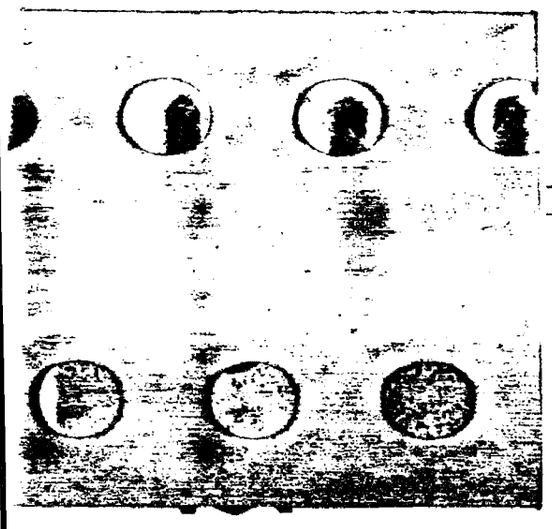
6958 03/14 0101 03CHECK 305.00

JOHN KOHL & COMPANY, P.C.
400 SEVENTH AVENUE, SOUTH
NASHVILLE, TN 37203

0282891
IDENTIF. A REFERENCE

97 MAR 14 AM 11:04
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10380 PG 271

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	80000.00
			CON TX	296.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	305.00
			CHECK	305.00
03/14/97	01		11:05 0001	6958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0282891
IDENTIF. ↑ REFERENCE

97 MAR 14 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127311