14A

BOOK 10397 PG 773

WARRANTY DEED

JOHN T COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 138,104.60

Donna G Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: 7/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONNA G. PHILLIPS (NAME)	COUNTRYWIDE HOME LOANS (NAME)	MAP-PARCEL NO.
2918 VAULX LANE (ADDRESS)	718 THOMPSON LANE STE 105 (ADDRESS)	118-06-0 166.00
NASHVILLE, TN 37204 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37204 (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, SCOTT C. JONES AND WIFE, JULIE A. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNA G. 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:

LAND in Davidson County, Tennessee being Lot No. 2 on the Plan of the Resubdivision of Lot No. 9 Melrose Shopping Center (Formerly known as Battlefield Estates, Section 1) of record in Book 843, Pages 96 and 97 and in Plat Book 7900, Page 657; and in Book 8250, Page 497, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Scott A. Jones and wife, Julie A. Jones, by Deed from Land Trust Corporation, a Tennessee Corporation, of record in Book 10196, Page 505, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 10184, Page 201; Book 10184, Page 657 and Book 10184, Page 857, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 2918 VAULX LANE, NASHVILLE, TN 37204
(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 27th day of March 19 97

Scott C. Jones
SCOTT C. JONES

Julie A. Jones
JULIE A. JONES

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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 SCOTT C. JONES AND WIFE, JULIE A. JONES

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 NASHVILLE, Tennessee, this 27th day of March 19 97

Commission expires 7/24/97

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

LARGE
DAVIDSON COUNTY TENN.

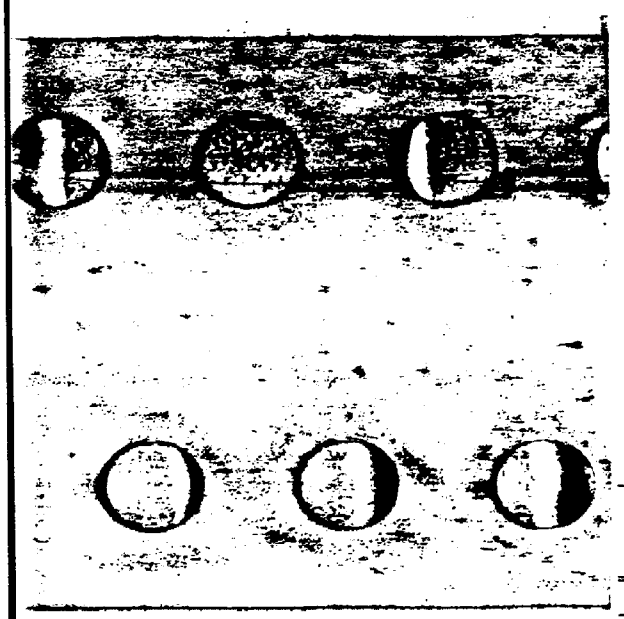
0288950

IDENTIF. & REFERENCE

97 APR -1 AM 9:30

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

3450 04/01 0101 $19.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

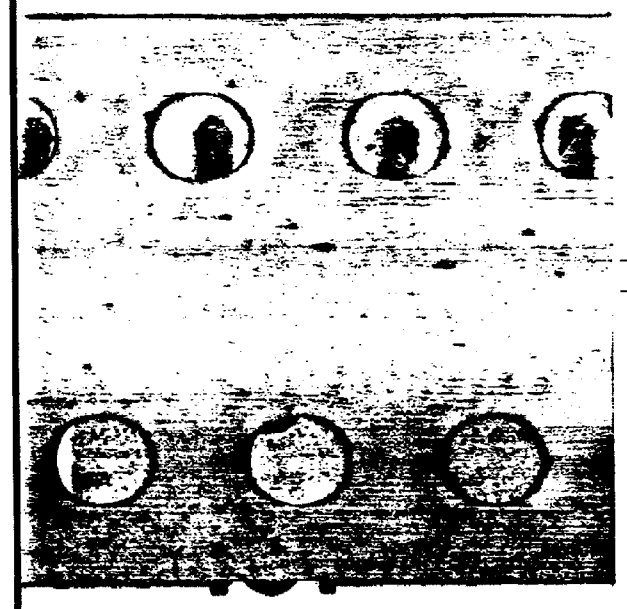
RECEIVED OF _____

FOR _____

BOOK 10397 PG 775

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 138104.60
CON TX 510.99
PRFEE 1.00
WDEED 8.00
TOTAL 519.99
CHECK 519.99

04/01/97 01 09:29 0001 3450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0288950
IDENTIF. ↑ REFERENCE

97 APR -1 AM 9:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1133723