FORM NO. WD 1

BOOK 10418 PG 105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 19 98

Notary Public

MY COMMISSION EXPIRES: 6-25-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Clyde Paul Holland, Attorney, 2628 Old Lebanon Road, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard K. Phillips and Bennett G. Phillips, III (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	
213 McCall Street (STREET ADDRESS OR ROUTE NUMBER)	2425 N. Mt. Juliet Road (STREET ADDRESS)	133-2/335
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

FOR AND IN 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, B. GRADY PHILLIPS, II, JOHN MEREDITH PHILLIPS, GAYLE PHILLIPS GAINES, and JOSEPH KENNETH PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD K. PHILLIPS and BENNETT G. PHILLIPS, III

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 Lots Nos. 16 and 17 on the Map of the McLester Addition to Nolan Heights, as of record in Book 421, Page 72, Register's Office for said County.

SAID Lots Nos. 16 and 17 front 50 feet each on the southerly side of McCall Street and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to B. G. Phillips and wife, Freda Walker Phillips by deed from George M. Johnson and wife, Lucille B. Johnson, of record in Book 1450, Page 289, the said Freda Walker Phillips having predeceased B. G. Phillips having since died, the Will of B. G. Phillips of record in Will Book 203, Page 275, Davidson County Probate Court Clerk's Office devised the subject property to B. Grady Phillips, II, John Meredith Phillips, Gayle Phillips Gaines and Joseph Kenneth Phillips.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 213 McCall Street, Nashville, TN 37211
(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 hands this 27th day of November, 19 96

B. GRADY PHILLIPS, II

JOHN MEREDITH PHILLIPS

GAYLE PHILLIPS GAINES

JOSEPH KENNETH PHILLIPS

STATE OF TENNESSEE }
Davidson County }

BOOK 10418 PG 106

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. Grady Phillips, II, Gayle Phillips Gaines, and Joseph Kenneth Phillips

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 November, 19 96.

Commission Expires 1-25-97

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November, 1996, before me personally appeared B. GRADY PHILLIPS,II, to me known to be the person (or who adequately identified himself to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of JOHN MEREDITH PHILLIPS, and acknowledged that he executed the same as the free act and deed of said JOHN MEREDITH PHILLIPS.

WITNESS my hand and official seal at Nashville, TN, on this the 27th day of November, 1996.

1-25-97
MY COMMISSION EXPIRES:

NOTARY PUBLIC

02294753
IDENTIF. & REFERENCE

97 FEB 18 [illegible]

[illegible]

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9851 04/16 0101 OSCHECK 371.00

WARRANTY DEED

FROM

B. Grady Phillips, II, John Meredith Phillips, Gayle Phillips Gaines, and Joseph Kenneth Phillips

TO

Richard K. Phillips and

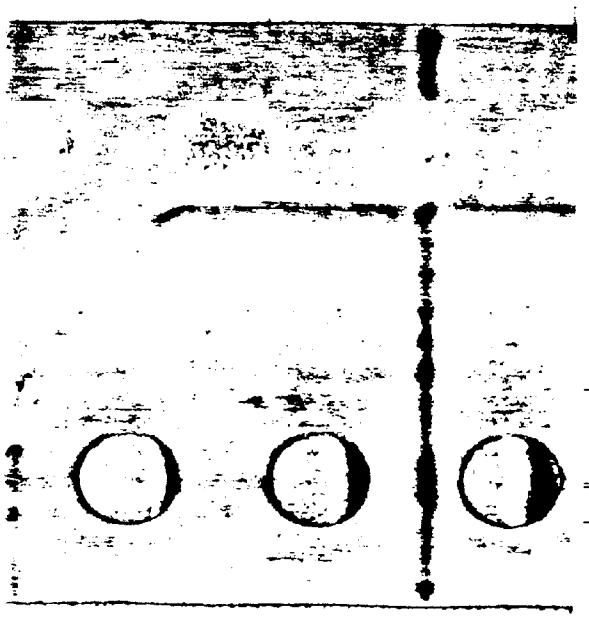
Bennett G. Phillips, III

After recording, please mail to:

Clyde Paul Holland, Attorney
2628 Old Lebanon Road
Nashville, TN 37214-2422

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

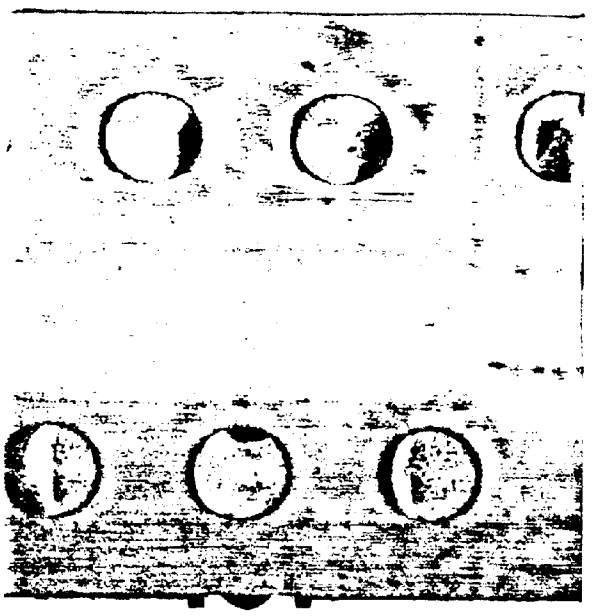
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10418 PG 107

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 98000.00
CON TX 362.60
PRFEE 1.00
WDEED 8.00
TOTAL 371.60
CHECK 371.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/16/97 01 09:20 0001 9951

0294753

IDENTIF. ↑ REFERENCE

97 APR 16 AM 9:20

REGISTER
DAVIDSON COUNTY, TN.

No. 1139658