After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

BOOK 10606 PG 491

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Rondal S. Phillips and wife, Denise J. Phillips.** (hereinafter referred to as "Grantor") have this day bargained and sold and does hereby transfer and convey unto **Hart Ernest.** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 29 day of August, 1997. 7915 09/12 0101 030HEDI 345.63

Rondal S Phillips by Denise J. Phillips, Atty in fact
Rondal S. Phillips by Denise J. Phillips, Atty. In Fact

Denise J. Phillips
Denise J. Phillips

97 SEP 12 AM 9:23
FEE
DAVIDSON COUNTY, IN.
RECORDER

0347087
RECORDING REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rondal S. Phillips and wife, Denise J. Phillips, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 29 day of August, 1997.

Grant B. Stockton
Notary Public

My Commission Expires: _____

My Comm. Exp. 10 May 00 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10606 PG 492

The actual consideration or value, whichever is greater, for this transfer is $89,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of August, 1997.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - TENNESSEE
DAVIDSON COUNTY
My Comm. Expires May 28, 2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 55I, Group F , Parcel 31.00

ADDRESS NEW OWNER:
Hart Ernest
900 Candlewick Court
Madison, TN 37115

SEND TAX BILLS TO:
Same

EXHIBIT A

BOOK 10606 PG 493

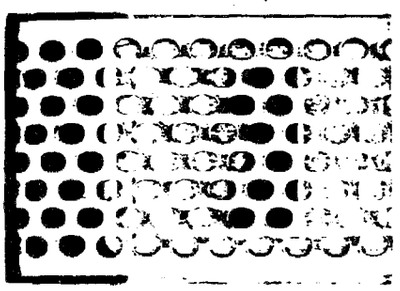
A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 338 on the Plan of Heritage Square, Phase Three, of record in Book 5200, page 539, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to R. Stephen Phillips and wife, Denise J. Phillips by Warranty Deed, dated May 23, 1994 and recorded May 27, 1994, in Book 9356, page 523, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

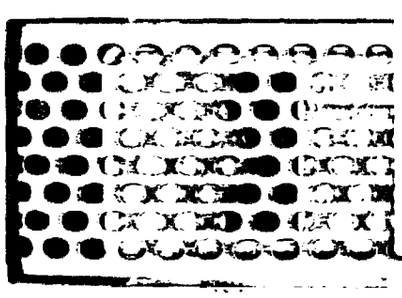
Book 10606 Pg 191

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
			CHRT	[illegible]
			CON TX	332.63
			PRFEE	1.00
			WDEED	12.00
			TOTAL	345.63
			CHECK	345.63

09/12/97 01 09:29 0001 7915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0347887
IDENTIFICATION REFERENCE

97 SEP 12 AM 9:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1197358