BOOK 10608 PG 926

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 62,250.00
Elnora Phillips
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF September 19 97
NOTARY PUBLIC
Notary Public
MY COMMISSION EXPIRES: March 24, 2001
(AFFIX 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
Elnora Phillips (NAME)	Amresco Residential Mortgage (NAME)	MAP 119-6
99 Elberta Street (ADDRESS)	16800 Aston Street (ADDRESS)	PARCEL 18
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Irvine, CA 92606 (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, Mary Epps, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elnora Phillips and husband, Carlos Phillips,

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. 139, on the Map of re-Subdivision of Lot Nos. 3 and 4 and parts of Lot Nos. 5 and 6 in Cumberland Nurseries, of record in Book 332, Page 148, 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 George H. Epps and Wife, Mary Maxine Epps by deed from William E. Dunn and Wife, Sarah L. Dunn, of record in Book 2439, Page 577, Register's Office for said County.

Said George H. Epps now being deceased.

97 SEP 15 PM 1:46
REGISTER

IDENTIFICATION REFERENCE 03485 72

unimproved ( )
This is improved (X) property, known as 99 Elberta Street, Nashville, TN 37210
(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 12th day of September 19 97

Mary Epps
Mary Epps

BOOK 10608 PG 927

FILE BOX 45

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 Mary Epps, a widow

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 12th day of September 19 97

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

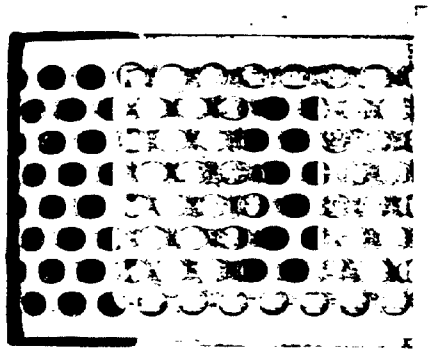
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

B670 09/15 0101 03CHECK 239.33



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

RECEIVED OF _____

FOR _____

BOOK 10608 PG 928

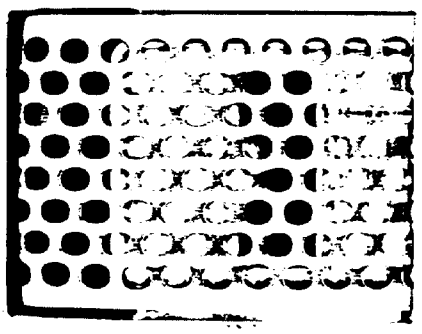
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62250.00
CON TX 230.33
PRFEE 1.00
WDEED 8.00
TOTAL 239.33
CHECK 239.33

09/15/97 01 13:47 0001 8670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0348572
IDENTIF. ← REFERENCE

97 SEP 15 PM 1:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1198104