PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sk) Title No: 39352
Dav. Co. File: Box 8

97 DEC 17 PM 1:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03811223

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dana M. Phillips 529 Old Lebanon Dirt Road Hermitage, TN 37076	PHH Mortgage Services 6000 Atrium Way Mt. Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 86-40

BOOK 10725 PG 250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 139,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Douglas Burris and spouse, Lucinda Loyd Burris,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dana M. Phillips,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of a revision to a resubdivision of the Burris and Smith properties being parts of Lots 2 and 3 of the W. W. Wright Lands of record in Minute Book X, Page 449, and Book 8250, Page 524, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 209.68 feet on the northerly margin of Old Lebanon Dirt Road and extends back 298.54 feet on the easterly line and 300.28 feet on the westerly line to a dead line in the rear, measuring 209.11 feet thereon.

BEING part of the same property conveyed to James Douglas Burris and wife, Lucinda Loyd Burris by Quitclaim Deed from Marguerite Wright Smith of record in Book 6910, Page 967, and by Quitclaim Deed of Correction in Book 7989, Page 440, Register's office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 529 Old Lebanon Dirt Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of December, 1997.

James Douglas Burris

Lucinda Loyd Burris

State of Tennessee
County of Davidson

On this 15th day of December, 1997, before me the undersigned authority, personally appeared **James Douglas Burris** and **Lucinda Loyd Burris**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139000.00

Dana M. Phillips
Affiant

Sworn and subscribed before me on the 15th day of December, 1997.

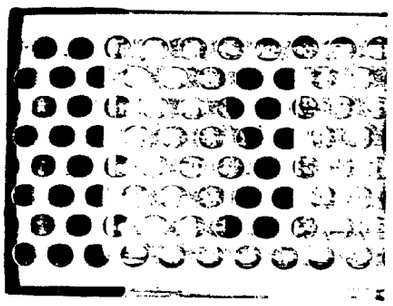
My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

2320 12/17 0101 03CHECK 523.30

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10725 PG 252

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

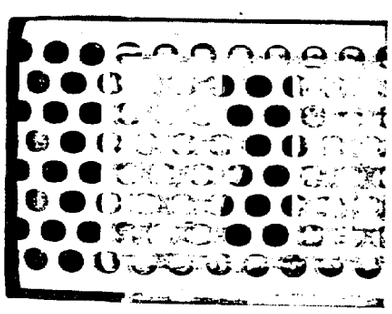
CAMT 139000.00
CON TX 514.30
PRFEE 1.00
WDEED 8.00
TOTAL 523.30
CHECK 523.30

12/17/97 01 13:30 0001 2320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0381223
IDENTIF. # REFERENCE

97 DEC 17 PM 1:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 1233072