WARRANTY DEED

BOOK 10736 PG 969

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,000.00
Lester Giles Phillips
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF December 19 97.
Deanie L. Gregory
Notary Public
MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S.M.T. Development (NAME)	Same as New Owner (NAME)	MAP 161
1314 John Sharp Rd. (ADDRESS)	(ADDRESS)	GROUP 3
Spring Hill, TN 37174-2531 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 86.00

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, Lester Giles Phillips and wife, Patricia Gail Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S.M.T. Development, being a joint survivorship partnership

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. 9 on the Plan of McMurray Meadows, Section 1, as of record in Book 5060, Page 1, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Tusculum Road at the dividing line between Lots Nos. 8 and 9 on said plan; thence southerly along said dividing line 107.98 feet to a point; thence westerly 115.21 feet to a point in the easterly margin of McMurray Drive; thence northerly along the easterly margin of said McMurray Drive 67 feet to the beginning of a curve; thence around said curve a distance of 34.87 feet to a point in the southerly margin of Tusculum Road; thence easterly along the southerly margin of Tusculum Road 74.46 feet to the point of beginning.

BEING the same property conveyed to Lester G. Phillips and wife, Patricia G. Phillips, by deed of record in Book 5281, Page 880, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 465 Tusculum Road, 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 hand s this 23rd day of December 19 97

Lester Giles Phillips
Lester Giles Phillips

Patricia Gail Phillips
Patricia Gail Phillips

BOOK 10736 PG 970

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 Lester Giles Phillips and wife, Patricia Gail 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 Madison, Tennessee, this 23rd day of December, 19 97.

Commission expires May 23, 1998

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

5792 12/30 0101 03CHECK 282.80

0381398
IDENTIFICATION REFERENCE

97 DEC 30 AM 7:46
FELIX A. MORELLI REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10736 PG 971

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 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80

12/30/97 01 07:49 0001 5792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0384398
IDENTIFICATION REFERENCE

97 DEC 30 AM 7:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1236497