BOOK 10737 PG 753

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCOGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Wittenmeier (NAME)	SouthTrust Bank, NA (NAME)	MAP 57
5296 Old Hickory Blvd (ADDRESS)	230 Fourth Avenue North (ADDRESS)	PARCEL 28
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37202-5150 (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, Kenneth D. Phillips and wife, Wanda J. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, William R. Wittenmeier and wife, Bettye G. Wittenmeier

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:

SEE ATTACH EXHIBIT "A"

6070 12/30 0101 03CHECK 198.00

MAIL ENV.

0384635

IDENTIF. & REFERENCE

97 DEC 30 AM 9:55

FELIX Z. GILLIAM REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5296 Old Hickory Blvd, Nashville, TN 37218
(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 29th day of December 19 97

Kenneth D. Phillips

Kenneth D. Phillips

Wanda J. Phillips

Wanda J. Phillips

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 Kenneth D. Phillips and wife, Wanda J. 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 29th day of December 19 97.

Commission expires _____

_____
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 a _____ 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_____.

ROBERT L. COGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 24, 2001

My commission expires _____

_____
Notary Public

EXHIBIT A

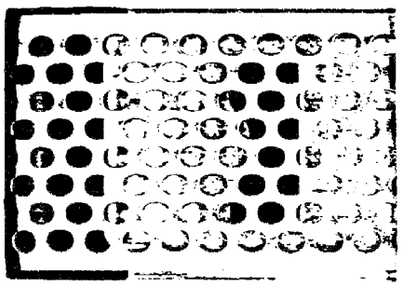
LEGAL DESCRIPTION:

Beginning at a point in the centerline of said Old Hickory Boulevard; thence leaving said centerline, along the centerline of an unnamed road, South 80° 15' 40" East, 14.24 feet to a point in the centerline of said road; thence along said centerline, South 86° 18' 18" East, 36.77 feet to a point in the centerline of said road; thence along said centerline, North 82° 10' 35" East, 34.21 feet to a point; thence along said centerline, North 68° 07' 20" East, 13.76 feet to a point; thence along said centerline, across bridge over Sulfer Creek, North 45° 43' 44" East, 55.41 feet to a point; thence along said centerline, North 02° 27' 46" East, 339.52 feet to a point; thence along said centerline, along a curve to the right (having a central angle of 17° 25' 17", a radius of 76.93 feet, and a tangent length of 11.79 feet) 23.39 feet, to a point in the South line of this tract, the true Point of Beginning, being more particularly described as follows:

(1) Thence leaving said centerline of said unnamed road, along said South line, North 88° 14' 00" West 41.06 feet to a point in the centerline of Sulfer Creek, said point being the Southwest corner of this tract and also being in the East line of Theodore Campbell's property, of record in Deed Book 6068, Page 160, of the Register's Office for Davidson County, Tennessee;
(2) Thence leaving said corner, along the centerline of said Sulfer Creek and Campbell's East line, North 36° 38' 34" East, 56.03 feet to a point in the centerline of said creek, in the West line of this tract, and in the East line of said Campbell's property;
(3) Thence along the centerline of said Sulfer Creek and Campbell's East line, North 36° 25' 37" East, 62.45 feet to a point in the centerline of said creek, in the West line of this tract, and in the East line of said Campbell's property;
(4) Thence along the centerline of said Sulfer Creek and Campbell's East line, North 33° 20' 57" East, 94.88 feet to a point in the centerline of said creek, in the west line of this tract, and in the East line of said Campbell's property;
(5) Thence along the centerline of said Sulfer Creek and Campbell's East line, North 20° 13' 39" West, 67.31 feet to a point in the centerline of said creek, in the West line of this tract, and in the East line of said Campbell's property;
(6) Thence along the centerline of said Sulfer Creek and Campbell's East line, North 11° 46' 13" West, 4.22 feet to a point in the centerline of said creek, the Northwest corner of this tract, and in the East line of said Campbell's property;
(7) Thence leaving said centerline of Sulfer Creek and Campbell's East line, along the North line of this tract, South 66° 14' 00" East, 67.70 feet to an iron pin in the centerline of said unnamed road, in the North line of this tract, and in the South line of Tract #1, on an unrecorded survey performed by H & H Surveying, Inc., dated June 26, 1996, Job number 96-445;
(8) Thence leaving said centerline, along the North line of this tract and the South line of said Tract #1, South 88° 14' 00" East 832.66 feet to an iron pin, said point being the Northeast corner of this tract, and in the South line of said Tract #1;
(9) Thence leaving said corner, South 12° 24" 59" West 248.97 feet to an iron pin, said point being the Southeast corner of this tract, and in the North line of Leslie Wooldridge's property, as of record in Deed Book 7528, Page 619, of the Register's Office for Davidson County, Tennessee;
(10) Thence leaving said corner, along Wooldridge's North line, across the North line of James Smothers' property, of record in deed Book 8141, Page 221, and across the North line of Louis Wolff's property, of record in Deed Book 7528, Page 621, of said Register's Ofice, North 88° 14' 00" West, 901.44 feet to the true Point of Beginnin this tract, thus containing 218,789.117 square feet or 5.023 acres.

Being part of the same property conveyed to Kenneth D. Phillips and wife, Wanda J. Phillips by Warranty Deed from Calvin C. Veach and wife, Lois J. Veach of record in the Register's of Deed Office in Book 9099, page 373, Register's Office for Davidson County, Tennessee dated September 30, 1993 and recorded on October 1, 1993.

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



RECEIVED OF _____

FOR _____

BOOK 10737 PG 756

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

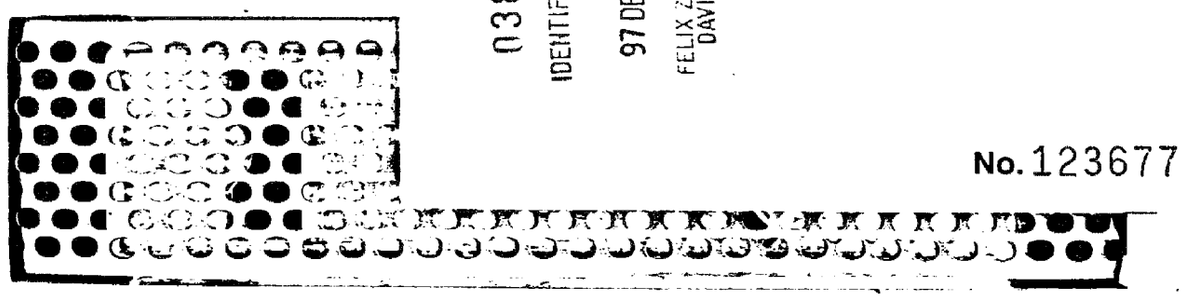
12/30/97 01 09:59 0001 6070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0384635
IDENTIFICATION REFERENCE

97 DEC 30 AM 9:55

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 1236776