file Box 52

This Instrument Prepared By:

Marshall L. Hix, Esquire
COMBOS HIX & GRAY
1600 First American Center
Nashville, Tennessee 37238-1620

BOOK 10762 PG 77

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Ed. M. Phillips **6217 Belle Rive Drive** **Brentwood, TN. 37027**	**SAME**	**Map and Parcel No.** **159-7A-7**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MCCOHEN DEVELOPMENT CORP.**, a Tennessee corporation (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **ED M. PHILLIPS and wife, DONNA J. PHILLIPS** (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

0391501 IDENTIFICATION REFERENCE

98 JAN 20 PM 2:36

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of High Valley, of record Book 9700 page 188, in the Register's Office for Davidson County, Tennessee to which reference is made for the metes and bounds description thereof, and being made part hereof by this reference thereto.

Being part of the same property conveyed to McCohen Development Corp. by Special Warranty Deed from Key Investments, Inc., of record in Book 9306, page 406, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 1997 real estate taxes, which are prorated.

Grantor further covenant with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 23rd day of December, 1997.

GRANTOR:

McCohen Development Corp.

By: _____

Title: Gen partner + Sec.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $110,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 16th day of January, 1998.

_____
NOTARY PUBLIC

My Commission Expires:

5-16-99

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF ILLINOIS)
)
COUNTY OF COOK)

3532 01/20 0101 03CHECK 416.00

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, William C. Moran, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who, upon oath, further acknowledged that he is the Secretary of McCohen Development Corp., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23 day of December, 1997.

OFFICIAL SEAL
LISA R. LORENCE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-13-2001

_____
NOTARY PUBLIC

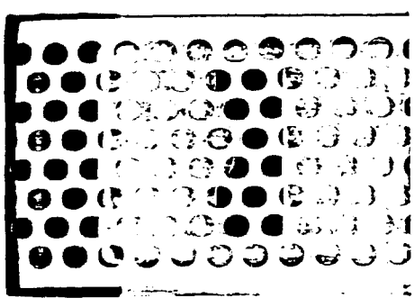
My Commission Expires:

2-13-2001

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10762 PG 79

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

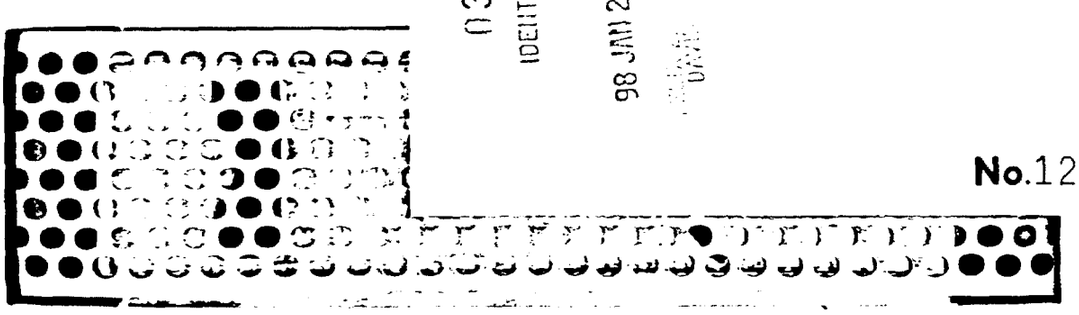
DAMT	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	8.00
TOTAL	416.00
CHECK	416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/20/98 01 14:36 0001 3502

0391501
IDENTIFICATION REFERENCE

98 JAN 20 PM 2:36
REGISTER
DAVIDSON COUNTY



No.1244157