This Instrument Was Prepared By:
Baker, Campbell & Parsons
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

10788 PG 761

Address New Owner And Send Tax Bills To:

Harvey W. McDonald
The Pilcher Building
144 Second Avenue North, Suite 200
Nashville, Tennessee 37201

Map and Parcel Number:

171-2-A-56

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **SANDRA C. PHILLIPS** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **HARVEY W. McDONALD** (hereinafter referred to as the "Grantee"), in fee simple, certain real property in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (hereinafter referred to as the "Property"), to have and to hold the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the following: **(a)** applicable zoning and land use regulations and laws; **(b)** 1998 real property taxes, which are being prorated and assumed by Grantee; and **(c)** restrictive covenants and utility easements now of record.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; and that the Property

is free and clear of all liens and encumbrances, except as herein set forth. The Grantor will forever warrant and defend the title to the Property against all lawful claims.

Whenever in this instrument the terms Grantor and Grantee are used, such terms shall be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, shall be construed to include the masculine, feminine or neuter gender and the singular number shall include the plural, all as the context may require.

Randall R. Phillips, the husband of Sandra C. Phillips, joins in the deed for the sole purpose of conveying any marital or other rights he may have in the Property.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 9th day of February 1998.

Sandra C. Phillips
Sandra C. Phillips

Randall R. Phillips
Randall R. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

H W McDonald
Affiant

Subscribed and sworn to before me, this 9th day of February, 1998.

Kimberly K. Hutton
Notary Public

My Commission Expires: February 12, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Sandra C. Phillips, the within named 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 9th day of February, 1998.

Kimberly K. Hutton
Notary Public

My Commission Expires: February 12, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Randall R. Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of February, 1998.

Kimberly K. Hutton
Notary Public

My Commission Expires: February 12, 2001

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Unit No. 56 on the Plan of Phase 3B, Brentwood Villa, of record in Book 6900, Page 4, and amended in Book 6900, Page 329, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Subject to Bylaws of record in Book 6923, Page 986, as amended in Book 7423, Page 567, and Book 8074, Page 564; Master Deed in Book 6923, Page 943, as amended in Book 7035, Page 115, and Book 7101, Page 730 (re-recorded in Book 7143, Page 18), Book 7266, Page 84, and Book 7423, Page 574; Easement in Book 5155, Page 164; Storm Water Detention Agreement in Book 6385, Page 814; Charter in Book 6936, Page 895, as amended in Book 7998, Page 249; Deeds of Conveyance in Book 8127, Page 666, Book 8127, Page 782, Book 8127, Page 802, and Book 8128, Page 17, all recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra C. Phillips by deed from Christy L. Phillips, of record in Book 10179, Page 544, Register's Office for Davidson County, Tennessee.

This is improved property known as 281 Glenstone Circle, Brentwood, Tennessee 37027.

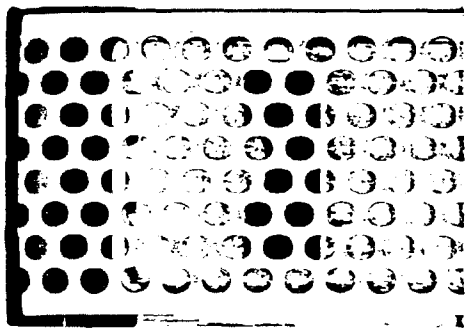
03990083
IDENTIF. & REFERENCE

98 FEB -9 PM 4:03

REGISTER
DAVIDSON CO. TN.

PICK-UP

1652 02/09 0101 03CHECK 4.00



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

RECEIVED OF _____

FOR _____

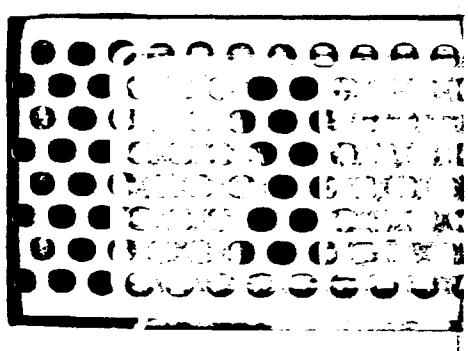
BOOK 10788 PG 765

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
130000.00
CON TX 481.00
PRFEE 1.00
WDEED 16.00
TOTAL 498.00
CHECK 498.00
02/09/98 01 16:06 0001 1652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03990830
IDENTIF. & REFERENCE

98 FEB -9 PM 4:0
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1252191