WARRANTY DEED

STATE OF TENNESSEE 10809:530
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Bonnie Faye Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 4-24-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BONNIE FAYE WOOD	SouthTrust Mortgage Corporation	MAP 172-08-0-B
(NAME)	(NAME)	
1805 Champions Drive	5409 Maryland Way #100	PARCEL 042CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	FB #06DU-83273
(CITY) (STATE) (ZIP)	(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, W. ALAN PHILLIPS AND WIFE, MOLLY S. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BONNIE FAYE WOOD, unmarried

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. 42 of the Plan of the Resubdivision of Lots 39, 40, 41 and 42, on the Revised Plat of Bridle Downs, Phase One, Plat of Bridle Downs, Phase Two, a Planned Unit Development, of record in Book 7900, Page 432, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to W. Alan Phillips and Molly S. Phillips, husband and wife, by Deed from Marcus K. Marvin and Tracy J. Marvin, of record in Book 9667, Page 103, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Bridle Downs, of record in Book 7448, Page 772, and as amended in Book 8814, Page 631, Book 9818, Page 68, and Book 9873, Page 497, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 1805 Champions Drive, 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 24th day of February 1998

W. Al Ralf

W. ALAN PHILLIPS
MOLLY S. PHILLIPS
By: Molly S. Ralf by W. Al Ralf
W. Alan Phillips, Attorney-in-fact

DCTN01WC

Legal Continued from Page 1

THIS instrument is being executed in behalf of Molly S. Phillips pursuant to a Power of Attorney executed by same on the 19th day of February, 1998, and being filed for record simultaneously herewith.

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 W. ALAN PHILLIPS, A MARRIED MAN, the 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 Brentwood, Tennessee, this 24th day of February, 1998.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

On this 24th day of February, 1998, before me personally appeared W. ALAN PHILLIPS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MOLLY S. PHILLIPS, and acknowledged that he executed the same as the free act and deed of the said MOLLY S. PHILLIPS.

My Commission Expires: 7/24/99

Notary Public

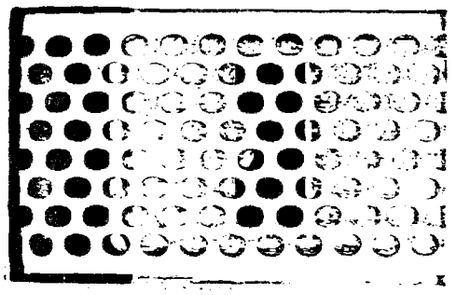
PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

040847

RECEIVED FOR RECORD

98 FEB 25 PM 2:45

7827 02/25 0101 03CHECK 500.50



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

RECEIVED OF _____

FOR _____

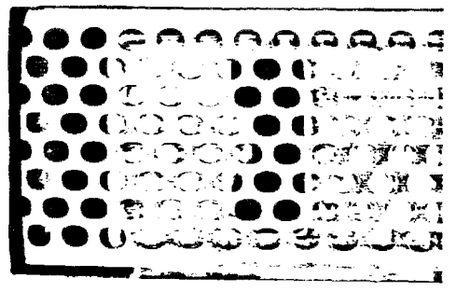
PAM 10809 PG 532

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

CHK# 135000.00
CO TX 495.50
PRFEE 1.00
WDEED 8.00
TOTAL 504.50
CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 FEB 25 PM 2:45

040847

IDENTIFICATION REFERENCE

No. 1258297