Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF Davidson Book 10830 PG 713
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Angelia P. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/27/98.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angelia P. Phillips	First Commercial Mortgage Company	150-2-448
(NAME) 1104 Mary Evelyn Court	(NAME) 400 West Captial	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Little Rock,Arkansas 72203	
(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, **JEANNE K. HESTER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELIA P. PHILLIPS** 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. 143-B of the Zone Division of Lots 143 thru 147 Harbor Gate Subdivision, Section Two, of record in Plat Book 6900, Page 296, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeanne K. Hester by deed of record in Book 9745, Page 329, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to First Commercial Mortgage of record in Book 7351, Page357, said Register's Office with a present unpaid balance of approximately $57,057.55, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is improved (X) property, known as 1104 Mary Evelyn Court, Nashville, TN 37217
(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 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.

0423823
IDENTIF. & REFERENCE

98 APR -9 AM 10:49
FELIX ZANDER REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 27th day of March, 1998.

Jeanne K. Hester

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10880 PG 714

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Jeanne K. Hester, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 27th day of March, 1998

Commission expires: October 9, 1999

Lori Holloway Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

2254 04/09 0101 03CHECK 28

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

RECEIVED OF _____

FOR _____

BOOK 10880 PG 715

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	74900.00
			CON TX	277.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	286.13
			CHECK	286.13

04/09/98 01 10:49 0001 2254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423823
IDENTIF. & REFERENCE

98 APR -9 AM 10:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1278435