BOOK 10889 PG 853

This instrument prepared by Wischhof & Allen, P. C.
110 Glancy Street, Suite 207, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS.:**
M. Lee Barrett, Jr. 311 Rural Hill Court Nashville, TN 37217	New Owners	Map 50-14 Parcel 126 FB 12DZ30530

WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **Jacqueline S. Phillips, Administratrix C.T.A. of the Estate of Charles Hayden Phillips, Deceased,** by these presents transfer and convey unto **M. LEE BARRETT, JR. and wife PAMELA KAYE BARRETT**, Grantees, the following described real property:

> Land in Davidson County, Tennessee, being Lot No. 348 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for said County.
>
> Said Lot No. 348 fronts 90 feet on the southeasterly side of Spears Road and extends back 139.1 feet on the northeasterly line and 132 feet on the southwesterly line to a dead line, measuring 38.5 feet thereon.
>
> Being the same property conveyed to Charles Hayden Phillips by deed from Anita Louise Jeffirs Phillips, of record at Book 7291, Page 588, R. O. D. C., the said Charles Hayden Phillips having since died. Jacqueline S. Phillips, his widow and Administratrix C. T. A., executes this deed pursuant to an Order of the Probate Court for Davidson County, Tennessee of record in Record Book 429, Page 10, of the Minutes of said Court.

This is improved property, known as 3212 Spears Road, Nashville, Tennessee.

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 I do covenant with the said Grantees as Administratrix that said estate is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself as said Administratrix 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.

Witness my signature this date: 4/15/98.

Jacqueline S Phillips

0426534
KEY/MAP REFERENCE

98 APR 20 AM 9:54
FELIX A. ELSOTH REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Jacqueline S. Phillips**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be the Administratrix C.T.A. of the Estate of Charles Hayden Phillips, Deceased, the within named bargainor, and that she, as such Administratrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said bargainor entity by herself as such Administratrix.

Witness my hand and seal this date: 4-15-98

Sheila A. Clement
Notary Public

SHEILA A. CLEMENT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: 5-27-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT OF CONSIDERATION

The actual consideration for, or value of, this transfer, whichever is greater, is **$80,000.00.**

Pamela K Barrett
Affiant

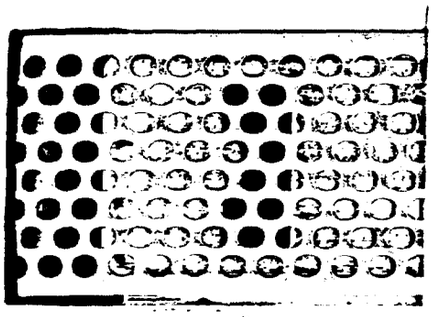
Sworn to and subscribed before me this date: 4-15-98

Kathy J Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC

My commission expires: 11-24-2001

5166 04/20 0101 03CHECK 305-00



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

RECEIVED OF _____

FOR _____

BOOK 10889 PG 855

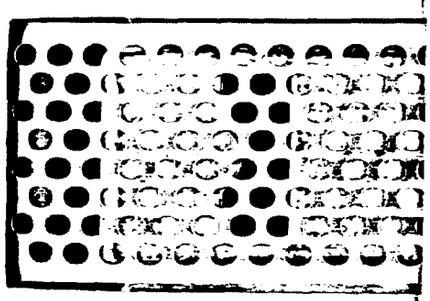
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

04/20/98 01 09:55 0001 5166

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



042653 4
IDENTIF. & REFERENCE

98 APR 20 AM 9:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281311