Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1324

WARRANTY DEED

BOOK 10927 PG 738

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julius Ray Phillips, and wife, Marcia Geisler Phillips**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Glen C. Balch, and wife, Alison Balch**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 53 on the Plan of McCrory Trace Estates, of record in Book 6900, Pages 720 - 723, and corrected by Surveyor's Instrument of Correction of record in Book 7825, Page 429, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julius Ray Phillips and wife, Marcia Geisler Phillips by deed from Construction Associates, Inc. of record in Book 9547, Page 846, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 612 Indian Ridge Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of May, 1998

Julius Ray Phillips

Marcia Geisler Phillips

Julius Ray Phillips

Marcia Geisler Phillips

State of Tennessee)
County of Davidson)

BOOK 10927 PG 739

On this the 11th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Julius Ray Phillips and Marcia Geisler Phillips**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$215,000.00**.

Julius Ray Phillips
Affiant

Sworn and subscribed before me on this the 11th day of May, 1998.

Notary Public

My Commission Expires: 9-29-2001

0436869
IDENTIF. ↑ REFERENCE

98 MAY 12 PM 12:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5169 05/12 010 CHECK 804-50

NEW OWNER:
Glen C. Balch
612 Indian Ridge Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Chase Manhattan Mortgage
155 Franklin Road, Suite 350
Franklin, TN 37027

TAX MAP-PARCEL #:
155-10-A-50CO

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

RECEIVED OF _____

FOR _____

BOOK 10927 PG 740

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	
				215000.00
			CON TX	795.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	804.50
			CHECK	804.50
05/12/98	01		12:10 0001	6169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436869
IDENTIF. ↑ REFERENCE

98 MAY 12 PM 12:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1292190