60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jeffrey L. Fox
3608 Sabre Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

BOOK 10989 PG 241

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP **133-6**
GROUP
PARCEL **127.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mark Lynn Phillips and wife, Amy Elizabeth Phillips** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Jeffrey L. Fox and wife, Donna Jo Fox**, 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. 11 on the Plan of Patterson Gardens, of record in Book 2803, page 114, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mark Lynn Phillips and wife, Amy Elizabeth Phillips by deed from Sue J. Carroll, Ruth E. Teague, and Rebecca L. Teague, Heirs at Law of Wilma Eugenia Barclay Teague of record in Book 7929, page 377, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 3608 Sabre Drive, Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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RECEIVED FOR REFERENCE

WITNESS our hands this the 23rd day of June, 1998. BOOK 10989 PG 242

Mark Lynn Phillips

Amy Elizabeth Phillips

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark Lynn Phillips and wife, Amy Elizabeth Phillips**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of June, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of June, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10989 PG 243

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

06/24/98 01 08:41 0001 4732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454185
IDENTIFICATION REFERENCE
98 JUN 24 AM 8:41

No. 1310547