PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40095
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Myron A. Phillips Nicole A. Phillips 1101 Northoak Drive Nashville, TN 37211	SAME

TAX MAP-PARCEL NUMBERS: 158-04-A-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 122,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel W. Drake, a married man,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Myron A. Phillips and spouse, Nicole A. Phillips,** 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. 84 on the Plan of Revised section One Otter Wood of record in Plat Book 6900, Page 590, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Daniel W. Drake and wife, Heidi Drake by deed from Third National Bank of record in Book 9713, Page 515, Register's Office for said County. By Quitclaim Deed of record in Book 9775, Page 42, said Register's Office, subject property was vested in Daniel W. Drake. Heidi Drake joins in this conveyance strictly to release any and all marital interest she may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 590, said Register's Office, which Plan shows a 10 foot easement for public utility and drainage purposes along the northerly front line(s) of said lot, and an easement for TVA Power Lines across the rear portion of said lot.; The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, Page 483, Book 8762, Page 199, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 82 Altentann, Nashville, TN 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 14th day of July, 1998.

Daniel W. Drake

Heidi Drake

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State of Tennessee
County of Davidson

On this 14th day of July, 1998, before me the undersigned authority, personally appeared **Daniel W. Drake and Heidi Drake**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 122500.00

Affiant

Sworn and subscribed before me on the 14th day of July, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

046271 I.
IDENTIF. & REFERENCE
98 JUL 15 P1:12:40
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3825 07/15 01:01 03CHECK 464-

Widoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

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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	
				122500.00
			CON TX	453.25
			PRFEE	1.00
			MDEED	8.00
			CFEE	2.00
			TOTAL	464.25
			CHECK	464.25
07/15/98	01		12:42 0001	3825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0462711
IDENTIF. # REFERENCE

98 JUL 15 PM 12:40

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

No. 1319524