Box 52

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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENN. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Rice Phipps (NAME)	CTX Mortgage Company (NAME)	128-13A-439
439 Westfield Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, Paul E. Everitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Rice Phipps, unmarried

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 Unit No. 439, together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly the Hamlet Condominiums), a horizontal property regime established by Master Deed of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hamlet of record in Plat Book 6250, page 590, amended in Book 6250, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul E. Everitt by deed from Kathryn L. Yager, an unmarried person of record in Book 9757, page 154, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 439 Westfield Drive, Nashville, Tennessee 37221
(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 and 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.

Witness my hand this 3rd day of August 19 98

Paul E. Everett By his Attorney in Fact

Paul E. Everitt by Marvin Bullock, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin Bullock, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paul E. Everitt, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Paul E. Everitt. WITNESS my hand and official seal this the 3rd day of August 1998, at Brentwood, Tennessee,.

Sharon E. Civ...
Notary Public

My Commission Expires: 03-03-02

SHARON E. CIV... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, ...

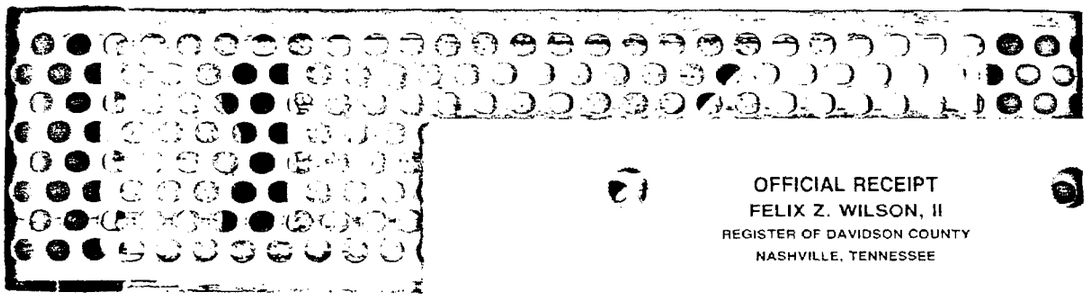
3425 08/06 0101 03CHECK 343.63

98 AUG -6 AM 9:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

047707



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

RECEIVED OF _____

FOR _____

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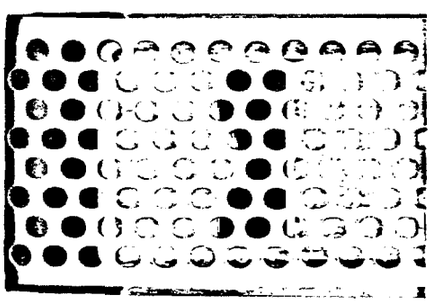
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 89900.00
CON TX 332.63
PRFEE 1.00
CFEE 2.00
ERR CO
CFEE 2.00-
WDEED 8.00
CFEE 2.00
TOTAL ~~343.63~~
CHECK ~~343.63~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/06/98 01 09:46 0001 3425



047707
IDENTIF. ↑ REFERENCE

98 AUG -6 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1329013