BOOK 11072 PAGE 591

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: March 25, 2000 (AFFIX SEAL)

JODY S. RODENBOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires November 25, 2000

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David T. Lipsey (NAME)	Tucker Federal D/B/A Prime Lending (NAME)	MAP 160-7,
604 Baxter Lane (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL #11
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Augusta, GA 30917 (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, Powell W. Phillips, Jr., unmarried, and Cynthia A. Phillips Strinich, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David T. Lipsey and wife, Marilyn A. Lipsey

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 the West part of Lot No. 7, Subdivision of the Baxter 110 Acre Tract, not of record and described as follows:

BEGINNING at a point in the North margin of Baxter Avenue at the Southwest corner of Lot No. 7; thence, with the North margin of Baxter Avenue, eastwardly 218.09 feet, more or less, to a point; thence, northwardly 464 feet, more or less, to a point in a deadline; thence, westwardly 204.4 feet, more or less, to the Northwest corner of Lot 7; thence, southwardly and with the line between Lots 6 and 7, 463.8 feet, more or less, to the point of beginning, being 2.25 acres, more or less.

BEING the same property conveyed to Powell W. Phillips, Sr., and wife, Lizzie B. Phillips, of record in Book 3103, page 491, Register's Office for Davidson County, Tennessee. And further conveyed to Powell W. Phillips, Sr., by Quitclaim deed from Lizzie B. Phillips, of record in Book 8953, Page 635, Register's Office for Davidson County, Tennessee. The said Powell W. Phillips, Sr., having since died. And Lizzie B. Phillips having since died.

THIS conveyance is subject to any and all existing restrictions and easements of record.

MICHAEL J. STRINICH, spouse of the above named Cynthia A. Phillips Strinich, joins in this conveyance for the purposes of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ( )
This is improved (X) property, known as 604 Baxter Lane, Nashville, TN 37220
(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 our hand s this 14th day of August 19 98

Powell W. Phillips, Jr., as Co-administrators, Trustees and Beneficiaries under the will of Powell W. Phillips, Sr.

5/14/98

Cynthia A. Phillips Strinich

Michael J. Strinich

8/14/98

As Co-Administrators, Trustees and beneficiaries under the will of Powell W. Phillips, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Powell W. Phillips, Jr., unmarried, and Cynthia A. Phillips Strinich, married and husband, Michael J. Strinich

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 19 98.

Commission expires March 25, 2000

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

98 AUG 19 PM 1:04

REGISTER
DAVIDSON COUNTY, TN.

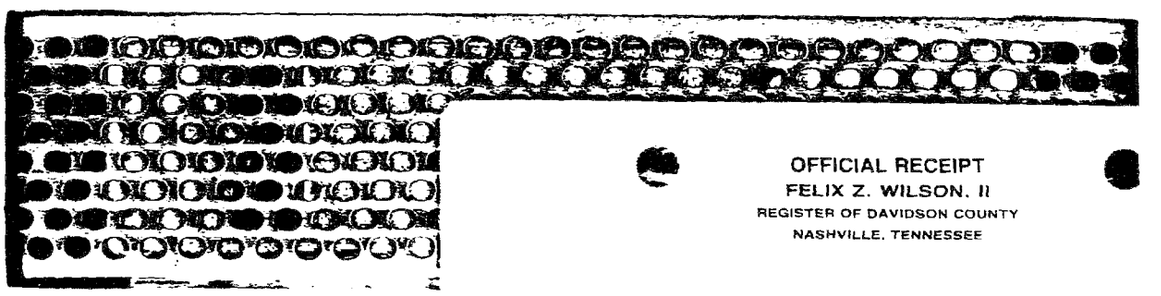
IDENTIFICATION REFERENCE

047896

Warranty Deed from Powell W. Phillips, Jr. and wife, Cynthia A. Phillips Strinich, to David T. Lipsey and wife, Marilyn A. Lipsey.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

98 AUG 19 PM 1:04 REGISTER



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

RECEIVED OF _____

FOR _____

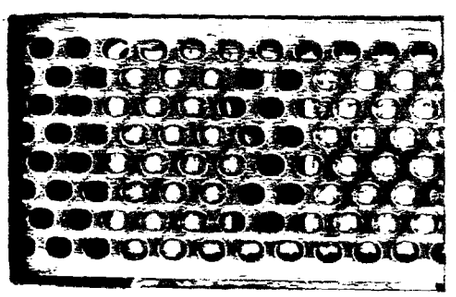
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	240000.00
CON TX	888.00
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	899.00
CHECK	899.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0476896
IDENTIF. # REFERENCE

98 AUG 19 PM 1:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334573