This Instrument Prepared By:

Renard A. Hirsch, Sr., Attorney
619 Woodland Street
Nashville, Tennessee 37206
615-242-5003

The Name and Address of the new owner are:

Virginia G. Westbrook
Anita Sherrod and
Mark McClendon
3605 Batavia Street
Nashville, Tennessee 37208

WARRANTY DEED

This Deed, made and entered into on the day and year below written by and between Kimberly Reci Armstrong-Phillips and spouse, Kevin R. Phillips, hereinafter referred to as, GRANTOR, and Virginia G. Westbrook, Anita Sherrod and Mark McClendon, hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of $83,000.00 (Eighty Three Thousand Dollars) and other good and other valuable consideration, paid by GRANTEE to GRANTOR, receipt of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to GRANTEE, their heirs, successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land lying and being in Davidson, County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Map of College Hill Subdivision, Section II, as of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee,

Said Lot No. 72 fronts 90 feet on the southerly margin of Batavia Street and extends back between lines 101.1 feet on the westerly line and 101.6 feet on the easterly line to a dead line in the rear measuring 90 feet thereon.

Being the same property conveyed to Kimberly Reci Armstrong by deed recorded in Book 8221, page 402, in said Register's Office.

The address of this property is 3605 Batavia Street, Nashville, Tennessee 37209

This conveyance is made to the Grantee, their heirs, successors and assigns.

To have and to hold said tract or parcel of land, together with all privileges and appurtenances thereto belonging to the said GRANTEE and its successors and assigns jointly, with right of survivorship, forever.

Grantor covenants and warrants that they is seized of said land in fee and have the right to convey the same in fee simple; that the same is free and clear of all encumbrances and that it will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set their signatures on the date below written.

Dated: 10-1-98

Kimberly Reci Armstrong-Phillips-Grantor

Dated: 10-1-98

Kevin R. Phillips-Grantor

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before me Renard A. Hirschy Sr, a Notary Public of the State and County aforesaid, personally appeared Kimberly Reci Armstrong-Phillips and Kevin R. Phillips, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the individuals who executed the foregoing instrument as their own free act and deed.

Witness my hand and seal, at office in Nashville TN, this 1st day of October, 1998.

Notary Public

My Commission Expires: My Commission Expires SEPT. 18, 1999

The actual Consideration or value of this transfer, whichever is greater, is $83,000.00.

Affiant

STATE OF TENNESSEE]

COUNTY OF Davidson]

Before me Renard A. Hirschy Sr, a Notary Public of the State and County aforesaid, personally appeared Kimberly Armstrong Phillips, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument as her own free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 1st day of October, 1998.

Notary Public

My Commission Expires: My Commission Expires SEPT. 18, 1999

MAIL TAX BILLS TO:

Virginia G. Westbrook
Anita Sherrod and
Mark McClendon
3605 Batavia Street
Nashville, Tennessee 37208

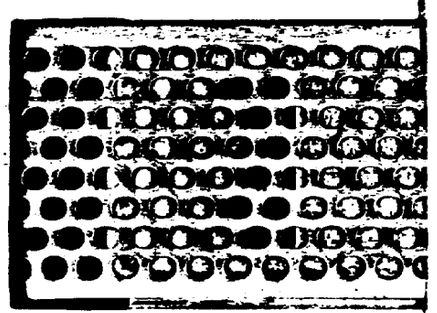
9713 10/05 0101 03CHECK 318.10

98 OCT -5 PM 3:00

BILL BOYERS REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04496298



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

RECEIVED OF _____

FOR _____

BOOK 11143 PAGE 174

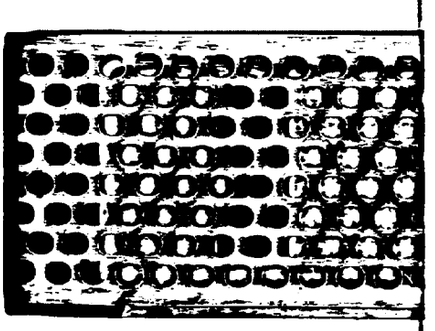
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 318.10
CHECK 318.10

10/05/98 01 15:01 0001 9713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0496298
IDENTIF. & REFERENCE

98 OCT -5 PM 3:00
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

No. 1354983