WARRANTY DEED

BOOK 11202 PAGE 554

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 98

NOTARY PUBLIC LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RITA F. PHILLIPS (NAME)	Rita F Phillips (NAME)	MAP 43-10B
555 DUPONT AVE. UNIT D91 (ADDRESS)	555 Dupont Ave, Unit D91 (ADDRESS)	PARCEL 91.00CO
MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, JACK DAVIS, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RITA F. PHILLIPS

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. D-91, of Madison Park Condominiums as referenced and more particularly described on the Plat of Madison Park Condominiums of record in Plat Book 5200, page 179, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack Davis, Jr. by deed of record in Book 10632, page 854, Register's Office for Davidson County, Tennessee.

98 NOV 12 PM 2:11
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE 0511846

unimproved ( )
This is improved (X) property, known as 555 DUPONT AVE. UNIT D91, MADISON, TENNESSEE 37115
(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 30th day of October 19 98

Jack Davis Jr.
JACK DAVIS, JR.

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 JACK DAVIS, JR.

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON Tennessee, this 30th day of October 19 98

TONI LEASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Commission expires January 27, 2001

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

6251 11/12 0101 03CHECK 203.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11202 PAGE 556

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	52000.00
CON TX	192.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	203.40
CHECK	203.40

11/12/98 01 14:11 0001 6251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05118 46
IDENTIF. # REFERENCE

98 NOV 12 PM 2:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371357