FORM NO. WD-1

BOOK 11220 PAGE 186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Ann T. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF November 1998

James E. Carney
Notary Public

MY COMMISSION EXPIRES: 11-22-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann T. Wright (NAME)	SAME (NAME)	Map 120
907 Stahlman Building (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 91
Nashville, TN 37201 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, James Richard Frazier, Executor and Trustee of the Estate of Deborah Ann Phillips, Deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann T. Wright

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:

Being Lot No. 267 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 267 fronts 72 feet on the northern side of Vultee Boulevard and runs back between lines, 168 feet on the west line, 176.6 feet on the east line to a dead line in the rear on which it measures 74.9 feet.

Being the same property conveyed to Michael Phillips and wife, Deborah Phillips, by deed from Glenn W. Thornton and wife, Margie H. Blanks Thornton, of reocrd in Book 5074, page 713, Register's Office for Davidson County, Tennessee, the parties having afterwards divorced, he having Quitclaim his interest to Deborah H. Phillips by deed of record in Book 5875, page 67, said Register's Office, she having since died testate, her probated will being filed of record in Will Book 184, page 327, Office of Probate Court for Davidson County, Tennessee and recorded in Book 11191, page 831, Register's Office for Davidson County, Tennessee. James Richard Frazier having duly qualified and been appointed Executor and Trustee by Probate Court to handle and manage said estate and to sell all properties, real and personal, when deemed necessary as provided by Section IV of Deborah Ann Phillips' will and specifically approved sale of subject property by Court Order to Ann T. Wright for $40,000.00.

This is unimproved ( ) improved (XX) property, known as 1204 (House Number) Vultee Boulevard (Street) Nashville, Tennessee 37217 (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 23rd day of November, 19 98

James Richard Frazier, Executor
JAMES RICHARD FRAZIER, Executor

James Richard Frazier, Trustee
JAMES RICHARD FRAZIER, Trustee of the Estate of Deborah Ann Phillips, Deceased

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STATE OF TENNESSEE }
Davidson County }

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____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared James Richard Frazier

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor and Trustee of the Estate of Deborah Ann Phillips, Deceased, and that he as such Executor and Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executor and Trustee of the Estate of Deborah Ann Phillips.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of November, 19 98.

James R Frazier Notary Public

Commission Expires 11-27-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

FROM

JAMES RICHARD FRAZIER, Executor and Trustee of the Estate of Deborah Ann Phillips, Deceased

TO

ANN T. WRIGHT

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

PICK-UP

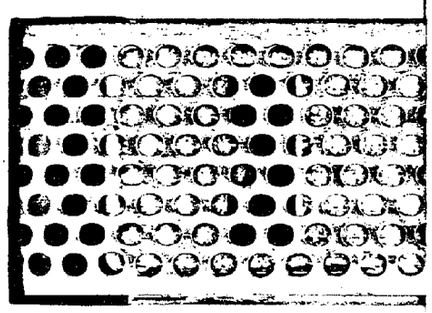
1537 11/24 0101 03CHECK 159.00

98 NOV 24 PM 3:27

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

05 16790



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

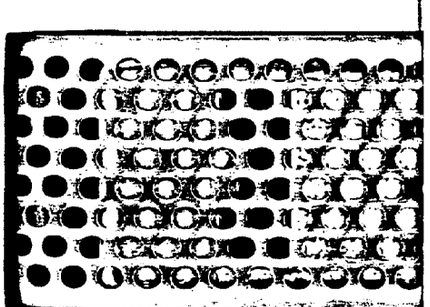
RECEIVED OF _____ BOOK 11220 PAGE 188

FOR _____

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 159.00
				CHECK 159.00
			11/24/98 01	15:27 0001 1537

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0516790

IDENTIF. # REFERENCE

98 NOV 24 PM 3:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376582