BOOK 11269 PAGE 342

Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 247
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **A. RAY GREER and wife, DEBBIE L. GREER** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **TORRUS R. PHILLIPS and wife, APRIL L. PHILLIPS** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of December, 1998.

A. RAY GREER

DEBBIE L. GREER

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **A. RAY GREER and wife, DEBBIE L. GREER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 19th day of December, 1998.

Notary Public

My Commission Expires: 11-16-2002

0529703
IDENTIF. & REFERENCE

98 DEC 29 AM 10:47
REGISTER
DAVIDSON COUNTY, TN.

5271 12/29 0101 03 CHECK 440.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Torrus R. Phillips
Affiant

Subscribed and sworn to before me this 18th day of December, 1998.

Melody R Wilson
Notary Public

My Commission Expires: _____

MELODY H. WILSON NOTARY PUBLIC AT LARGE Commission exp. 8-19-2001 RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: Map 150 Group 06 Parcel 1.00

ADDRESS NEW OWNER:
Torrus & April Phillips
2960 Mossdale Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Same

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-0wit:

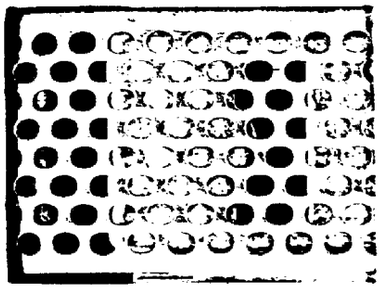
Being Lot No. 345 on the Plan of Cherry Hills, Section 7, of record in Book 4460, page 49, Register's Office for Said County.

Said Lot No. 345 fronts 78.10 feet on the northeasterly margin of Mossdale Drive and extends back 157 feet on the northwesterly line and 152.5 feet on the southeasterly line to a dead line in the rear, measuring 91.66 feet thereon.

Being the same property conveyed to A. Ray Greer et ux, Debbie L. Greer from Gary Granstaff et ux Wanda Granstaff by Warranty Deed dated December 1, 1977 and recorded December 5, 1977 in Book 5229, page 606, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

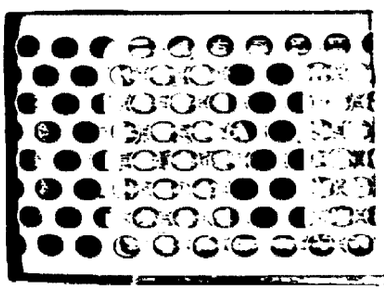
CK 1
1150[illegible].00
COM TX 425.50
PRFEE 1.00
REGIS 12.00
CFEE 2.00
TOTAL 440.50
CHECK 440.50

12/29/98 01 10:44 0001 5271

0529703
IDENTIF. ↑ REFERENCE

98 DEC 29 AM 10:47

[illegible] REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406785