BOOK 11270 PAGE 679

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 98

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: 2/27/2002 (AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith M. Deere (NAME)	First Trust Mortgage Company (NAME)	MAP 120-9
600 Glenpark Drive (ADDRESS)	6525 Quail Hollow Road, Ste.300 (ADDRESS)	PARCEL 95
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, TN 378120 (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, Mary C. Phillips, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith M. Deere

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, being Lot No. 5A59 on the Plan of Glengarry park, Section 5-A, as of record in Book 3300, page 58, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southeasterly margin of Dunalie Drive at the corner of Lots 5A58 and 5A59; thence with the line between said lots southeasterly 129.6 feet to a corner of Lot 5A60; thence with the line between Lots 5A59 and 5A60, southwesterly 129.5 feet to the margin of Glenpark Drive; thence with the margin of the same northwesterly 114.2 feet to the beginning of a curve; thence around said curve, northerly 41.4 feet to the margin of Dunalie Drive; thence with the margin of the same, northeasterly 111.2 feet to the point of beginning.

Being the same property conveyed to Albert S. Phillips and wife, Mary C. Phillips, by deed from Willis E. Choate and wife, Ruby M. Choate, of record in Book 4706, page 345, Register's Office of Davidson County, Tennessee. The said Albert S. Phillips having since died.

This conveyance is subject to 1999 Davidson County taxes and any subsequent years; Power of Attorney given to Patricia E. Rapheld of record in Book 10916, page 368; Amendment of Public Utility Easement in Book 6735, page 704; Subject to all matters shown on the Plan of record in Book 3300, page 58, all in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 600 Glenpark Drive, Nashville, Tennessee 37211
(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 21st day of December, 19 98

Mary C. Phillips

Mary C. Phillips

By: Patricia E. Rapheld

Patricia E. Rapheld
Attorney-In-Fact

Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Patricia E. Raphild, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Mary C. Phillips as Attorney-In-Fact as the free act and deed of the within named Patricia E. Raphild.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of December, 1998.

COMMISSION EXPIRES: 2/27/2002

NOTARY

JULIE N. READ
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

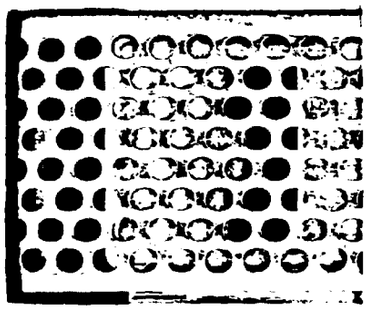
0530007
IDENTIF. ↑ REFERENCE

98 DEC 29 PM 2:45
REGISTER
DAVIDSON COUNTY, TN.

5639 12/29 0101 CHECK 418.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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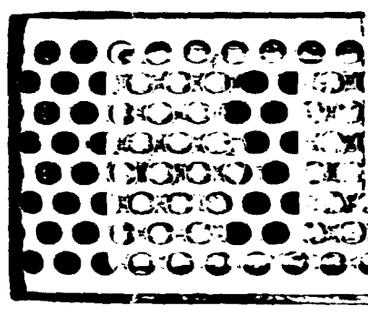
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CHRT
110000.00
CON TX 407.00
PRFEE 1.00
WDFEE 8.00
CFEE 2.00
TOTAL 418.00
CHECK 418.00

12/29/98 01 14:43 0001 5639

0530007
IDENTIF. ← REFERENCE

98 DEC 29 PM 2:45
REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402954