WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 11389 PG. 613

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
F. LAGARD SMITH (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	131-6-B
50 Brookhill Circle (STREET ADDRESS OR ROUTE NUMBER)	201 4th Avenue North (STREET ADDRESS)	42.00 co
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37230 (CITY) (STATE) (ZIP)	7DA91554

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, ROBERT ALDRICH PHILLIPS, JR. AND WIFE, BARBARA GREGG PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO F. LAGARD SMITH AND WIFE, RUTH BATEY SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

0272 03/10 0101 03CHECK 1130.25

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Burton Hills Village of Foxview Tract 5, as of record in Plat Book 6250, page 564, amended in Book 6626, page 937, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Aldrich Phillips, Jr. and wife, Barbara Gregg Phillips by quitclaim deed from George E. Mudter, Jr., Trustee of record in Book 9998, page 70, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the grantee; (2) Restrictions of record in Book 6625, page 171, amended in Book 6917, page 718; (3) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536; (4) Dedication of common area of record in Book 6917, page 710; (5) Charter of Incorporation of record in Book 6517, page 517, amended in Book 6921, page 224; (6) Charter of Incorporation of record in Book 6517, page 505, amended in Book 6921, page 216; (7) Charter of Incorporation of record in Book 6517, page 511, amended in Book 6921, page 214; (8) Easements of record in Book 3702, page 250 and in Book 4298, page 491; (9) Agreements of record in Book 6470, page 383, and in Book 655, page 47; (10) All matters appearing on the Plan of record in Plat Book 6250, page 564, and in Book 6250, page 649, amended in Book 6626, page 937 said Register's Office.

99 MAR 18 AM 9:15
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

05626696

unimproved ( )
This is improved (XX) property, known as 50 Brookhill Circle, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of March, 19 99.

Robert Aldrich Phillips, Jr.
ROBERT ALDRICH PHILLIPS, JR.

Barbara Gregg Phillips
BARBARA GREGG PHILLIPS

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT ALDRICH PHILLIPS, JR. AND WIFE, BARBARA GREGG PHILLIPS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of March, 19 99.

My commission expires 9/23/2000 Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 23, 2000

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 11389 PG. 614

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 302,500.00

James Benjamin Batey, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 99.

MY COMMISSION EXPIRES: 5/8/99
(AFFIX SEAL)

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

BOOK 11389 PG. 615

05626696

IDENTIF. & REFERENCE

99MAR 18 AM 9:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

DART
302500.00
CON TX 1115.25
PRFEE 1.00
MTGFEE 8.00
CFEE 2.00
TOTAL 1130.25
CHECK 1130.25

03/18/99 01 09:14 0001 0273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439387