WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Van H Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 19 99

Notary Public

MY COMMISSION EXPIRES: Exp 05/27/2001
(AFFIX SEAL)

NOTARY PUBLIC FOR DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van H. Phillips (NAME)	National Bank of Commerce (NAME)	MAP 142-8-B
308 Chimney Hill (ADDRESS)	7770 Poplar Avenue, Suite 103 (ADDRESS)	PARCEL 96 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Germantown, TN 38138 (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, Joanne R. Breeding, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van H. Phillips, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 96 on the Plan of Phase IV Coronado Town Home Condominiums of record in Book 5200, page 218, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roy L. Breeding and spouse, Joanne R. Breeding by deed from Charles D. Rogers and spouse, Cheryl Y. Rogers, of record in Book 9031, page 602, said Register's Office. Roy L. Breeding conveyed his interest in subject property to Joanne R. Breeding by Quitclaim Deed of record in Book 10909, page 316, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 217, said Register's Office; (c) master deed and bylaws of record in Book 4901, page 679, Book 4901, page 702, Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269, said Register's Office; and (d) charter of record in Book 4902, page 938, Book 6132, page 118 and Book 7694, page 733, said Register's Office.

3277 07/28 0101 03CHECK 477.20

unimproved ( )
This is improved (X) property, known as 308 Chimney Hill, Nashville, Tennessee 37221
(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 23rd day of March, 19 99

Joanne R. Breeding
Joanne R. Breeding

FILED FOR RECORD
99 MAR 25 AM 11:14
DAVIDSON COUNTY, TN

05655530

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 Joanne R. Breeding, unmarried

the bargainor ____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 23rd day of March 19 99.

JILL GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

ET: 05/27/2001

Commission expires ____

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11393 PG 613

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

DANT

17,000.00
CON TX 442.20
PRFEE 1.00
MISCED 3.00
CFEE 2.00
TOTAL 477.20
CHECK 477.20

03/25/99 01 11:10 0001 3277

0566530

RECEIVED FOR REFERENCE

99 MAR 25 AM 11:14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442358