After Recording Return To:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167

0571534

IDENTIF. & REFERENCE

99 APR -8 AM 9:47

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

-------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION-------

WARRANTY DEED

BOOK 11422 PG. 970

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JOANN ABRAHAM** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **HUBERT PHILLIPS AND WIFE SHELIA PHILLIPS** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

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

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Map of E.A. Lindsey's Subdivision on the Dickerson Road as of record in Book 547, page 144, said Register's Office.

Said part of Lot No. 12 begins at a point 100 feet south of the northern boundary line of said lot and running 100 feet on the easterly side of a 50 foot unnamed street; thence running back parallel to the northerly boundary line of said Lot 693 feet; thence north 100 feet to a point; thence parallel to the said boundary line 693 feet to the point of beginning. Said part of Lot 12 being the middle 100 feet of said lot.

Being the same property conveyed to JoAnn Abraham by deed from Audrey Dillehay Williams and Tara Lynn Williams, both unmarried, dated June 20, 1994, recorded June 29, 1994, of record in Book 9392, page 163, Register's Office for Davidson County, Tennessee.

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

The undersigned covenant with the said Grantee 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 covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 1st day of April, 1999.

JoAnn Abraham by Larry Dale

JoAnn Abraham

STATE OF TENNESSEE
COUNTY OF RUTHEFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Larry Drake, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument on behalf of JoAnn Abraham, the within named bargainor, and who acknowledged the execution of same to be the free act and deed of said JoAnn Abraham.

Witness my hand and official seal this 1st day of April, 1999.

Melissa McBroom
Notary Public

My Commission Expires: 03-17-2003

NOTARY PUBLIC AT LARGE
MELISSA McBROOM
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Hubert Phillips
Affiant

Subscribed and sworn to before me this 1ST day of April, 1999.

Melissa McBroom
Notary Public

My Commission Expires: 03-17-2003

NOTARY PUBLIC AT LARGE
MELISSA McBROOM
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: Map 60-08 Parcel 45.00

ADDRESS NEW OWNER:

Hubert Phillips and wife Shelia Phillips
3047 Hillside Road
Nashville, TN 37216

SEND TAX BILLS TO:

New Owners

THIS INSTRUMENT PREPARED BY:

Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167
File # 99020028

9522 04/08 0101 03CHECK 307.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11422 PG. 972

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

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99APR-8 AM 9:47
CELL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

04/08/99 01 09:50 0001 9522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448534