WARRANTY DEED

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE
My Commission Expires September 23, 2000

BOOK 11434 PG. 248

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucinda G. Phillips	Mid-State Financial Services	102-07-049
(NAME)	(NAME)	
6649 Beacon Lane	130 Wilson Pike Circle	8DZ-89774
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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, Edward Hilton Knox and Linda Fay Holt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lucinda G. 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:

Land in Davidson County, Tennessee, BEING Lot No. 91 on the Plan of Charlotte Park, Section 26, of record in Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Edward H. Knox and wife, Hazel V. Knox by deed from J. Douglas Wright, Jr. and wife, Joan Wright, of record in Book 4203, page 921, Register's Office for Davidson County, Tennessee. The said Edward H. Knox having since died, being predeceased by Hazel V. Knox, the property is conveyed to Edward Hilton Knox and Linda Fay Holt by Will of record in Will Book 220, page 681, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 4065, page 67, as amended in Book 4115, page 975, and Book 4142, page 166; Plan of record in Plat Book 3700, page 91; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6649 Beacon Lane, Nashville, TN 37209
(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 our hand s this 29th day of March 19 99

Edward Hilton Knox

Edward Hilton Knox

Linda Fay Holt

Linda Fay Holt

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

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 Edward Hilton Knox and Linda Fay Holt

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of March 19 99.

JUDY S. HILL NOTARY PUELIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires 9/23/2002

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 .

My Commission Expires September 23, 2000

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

3228 04/16 0101 03CHECK 469.80

MAIL ENV.

05714888

RECORDED AS REFERENCE

99 APR 16 AM 8:49

BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

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

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CAMT
124000.00
CON TX 458.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 469.80
CHECK 469.80

04/16/99 01 08:51 0001 3228

0574888

IDENTIFICATION REFERENCE

99 APR 16 AM 8:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452191