File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
GEORGE E. MUDTER, JR., ATTY.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 11460 PG. 356

#16421

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
FRANCES J. SMITH	SUNTRUST BANK, NASHVILLE, N.A.	MAP 116-3
(NAME)	(NAME)	
146 Woodmont Boulevard	P.O. Box 305110	Parcel 124
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37230-5110	F.B. 7DA10190
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, CHARLES L. PHILLIPS, JR. AND WIFE, PATRICIA J. HOGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCES J. SMITH, unmarried

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:

10:57:50

Land in Davidson County, Tennessee, Being the northerly one-half of Lot 101 on the Plan of Kenner Mannor Land Company's second Subdivision of the Kenner tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 101 fronts 50 feet on the easterly side of Woodmont Blvd. and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Charles L. Phillips, Jr. and Patricia J. Hogan, as tenants in common with right of survivorship by deed from Richard M. Heard, unmarried of record in Book 8173, page 986, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the grantee; (2) Easements of record in Book 3944, page 57; and (3) All matters appearing on the Plan of record in Plat Book 421, page 100, said Register's Office.

99 MAY -4 AM 9:49

0582055

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

unimproved ( )
This is improved ( ) property, known as 146 Woodmont Boulevard, Nashville, Tennessee 37205

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 3rd day of May, 19 99

Charles L. Phillips, Jr.

CHARLES L. PHILLIPS, JR.

Patricia J. Hogan by Charles L. Phillips, Jr.

PATRICIA J. HOGAN BY CHARLES L. PHILLIPS, JR.
AS ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES L. PHILLPIS, JR. AND PATRICIA J. HOGAN 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 3rd day of May, 19 99.

My commission expires _____ Notary Public _____

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

My Commission Expires SEPT. 23, 2000

BOOK 11460 PG. 357

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES L. PHILLIPS, JR. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said PATRICIA J. HOGAN and is authorized by the said PATRICIA J. HOGAN to execute this instrument on her behalf.

Witness my hand, at office, this 3rd day of May, 1999.

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

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Frances J. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF May, 19 99.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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

Notary Public

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

CHARLES L. PHILLIPS, JR.

PATRICIA J. HOGAN

TO

FRNACES J. SMITH

WHEN RECORDED MAIL 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 _____

BOOK 11460 PG. 358

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

0582055

99 MAY -4 AM 9:49

CAPT
225000.00
CONV TX 1154.50
RFFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 1065.50
CHECK 1065.50
99:52 0001 0841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455533