NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF Davidson

9972-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,355.00

Cynthia A. Holladay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th **DAY OF** May, **19** 99.

Helen M. Wright
Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia A. Holladay	Franklin American Mortgage	75-11-177
(NAME)	(NAME)	
1018 Rachel's Square Drive	501 Corporate Center Dr., #400	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11506 PG. 754

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, WE, Timothy P. Phillips and wife, Penny C. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia A. Holladay, 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 Number 99-A on the Plan of Zone Lot Division of Lots Nos. 80 thru 101 and 103 thru 107, Rachel's Square, Sec. Two (now colony Downs), of record in Plat Book 5200 at page 623 thru 625; amended in Book 6050, pages 123 & 124; and Book 6250, pages 538 thru 543 and Book 8030, page 757, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Timothy P. Phillips and wife, Penny C. Phillips by deed from Christopher A. Beyer and wife, Helen M. Beyer, filed of record in Book 10090, page 410, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1018 Rachel's Square Drive, Hermitage, TN 37076

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 their **hand** s **this** 28th **day of** May, **19** 99.

Timothy P. Phillips

Penny C. Phillips

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

STATE OF TENNESSEE
COUNTY OF Davidson

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

Timothy P. Phillips and wife, Penny C. Phillips

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 Nashville, Tennessee, this 28th day of May, 19 99.

My commission expires _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

Notary Public

059944480

IDENTIFICATION REFERENCE

99 JUN -2 PM 12:45

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

282.41 03CHECK 01013 06/02/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11506 PG. 756

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

0594480

IDENTIFICATION REFERENCE

99 JUN -2 PM 12:46

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	73355.00
CON TX	271.41
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	282.41
CHECK	282.41

06/02/99 01 12:49 0001 4013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468538