WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June 1999

Notary Public

MY COMMISSION EXPIRES: 1999
(AFFIX SEAL)

ALLYSON M. SMITH NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN. My Commission Expires

BOOK 11575 PAGE 70

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
Bryan J. Phillips	**Churchill Mortgage Corporation**	MAP 147-5
(NAME)	(NAME)	
4944 Darlington Drive	**761 Old Hickory Blvd., 4th Floor**	PARCEL 252
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	**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, Delora Smith, Executrix of the Estate of Donna L. Farr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan J. Phillips and wife, M. Jennifer Phillips

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. 170 on the Plan of Section II, Caldwell Country Estates, as of record in Book 2663, page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Donna L. Farr and husband, Thomas W. Farr by deed from Robert H. Sharber and wife, Margie U. Sharber, of record in Book 9409, page 346, said Register's Office. The interest of Thomas W. Farr was divested out of Thomas W. Farr and in Donna L. Farr by Order of record in Book 10922, page 971, said Register's Office. This Order was eroneously entered and amended by Order divesting title out of Thomas W. Farr and in Donna L. Farr of record in Book 10974, page 859, said Register's Office. Donna L. Farr died and her will was admitted to Probate Court in Will Book 221, page 404, Probate Clerk's Office of Davidson County, Tennessee. An Order approving the sale of the above described real property by the Executrix, Delora Smith, was entered in Book 11575, page 69, Register's Office for Davidson County, Tennessee.

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 2663, page 128, said Register's Office; (c) easement of

CONTINUED

This is unimproved ( ) improved (X) property, known as 4944 Darlington Drive, Nashville, Tennessee 37211
(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 1st day of June 1999

Delora Smith

STATE OF Okl.
COUNTY OF Tulsa

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delora Smith, Executrix of the Estate of Donna L. Farr

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 OK this 2 day of June 1999.

Commission expires 4-13-2001

Notary Public

DELORA A. SMITH
NOTARY PUBLIC
STATE OF OKLAHOMA
TULSA COUNTY

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 _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

record in Book 6290, page 581, said Register's Office; and (d) restrictive covenants of record in Book 2802, page 369, book 2921, page 87 and book 3096, page 10, said Register's Office.

3065 07/12 0101 03CHECK 577.10

06122218

"ELECTRONIC FILE/REFERENCE

99 JUL 16 AM 8:54

ALL INFORMATION CONTAINED HEREIN IS INCORRECT IN ITS ENTIRETY, TIM

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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CASH

153000.00
CON TX 566.10
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 577.10
CHECK 577.10

07/16/99 01 08:56 0001 3065

99 JUL 16 AM 8:55

06122118

IDENTIFICATION REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491391