PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 41017
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Douglas E. Phillips Emmy F. Phillips 5921 Sedberry Road Nashville, TN 37205	First Union Mortgage 130 North Ridgewood Avenue Daytona Beach, FL 32114

TAX MAP-PARCEL NUMBERS: 116-09-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 205,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hamilton Frost and spouse, Emmy Keith Frost,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas E. Phillips and spouse, Emmy F. Phillips,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 327 on the Plan of Hillwood Estates, Section 12 of record in Plat Book 2663, Page 109, Register's Office for said County.

SAID Lot No. 327 fronts 175 feet on the easterly margin of Sedberry Road and extends back between parallel lines 2590 feet to a dead line.

BEING the same property conveyed to Hamilton Frost and wife, Emmy Keith Frost by deed from H.G. Hill Realty Company, a Tennessee Corporation of record in Book 2875, page 43, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663, Page 109, said Register's Office, which Plan shows a 100 foot minimum building setback line from Sedberry Road and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 5921 Sedberry Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

99 JUL 22 11:32
0619867
RECEIVED AND RECORDED

WITNESS THE EXECUTION HEREOF this 21st day of July, 1999.

Hamilton Frost
Hamilton Frost

Emmy Keith Frost
Emmy Keith Frost

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State of Tennessee
County of Davidson

On this 21st day of July, 1999, before me the undersigned authority, personally appeared **Hamilton Frost** and **Emmy Keith Frost**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 205,000.00

Affiant

Sworn and subscribed before me on the 21st day of July, 1999.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06114867

DAVIDSON COUNTY
07 JUL 22 PM 3:32

AMT
205000.00
CON TX 758.50
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 769.50
CHECK 769.50

07/22/99 01 15:3[illegible] 0001 3878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494196