99 OCT -6 AM 10:39

REFERENCE 0043701

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: (st) Title No: 41239
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jody R. Phillips 418 Lakehurst Drive Nashville, TN 37206	Fifth Third Bank, Kentucky, Inc. 250 W. Main Street Lexington, KY 40507

TAX MAP-PARCEL NUMBERS: 83-10-102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 117,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Todd Beeten and spouse, Rachel Beeten,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jody R. Phillips and Husband, Scott 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 Lots 110, 111, and 112 on the Plan of McEwen Place as of record in Book 332, page 113, Register's Office for Davidson County.

SAID Lots 110, 111, 112 front together 90' along the westerly side of Lakehurst Drive and extend back 128' along the northerly and southerly side lines to a rear line measuring 90' thereof.

BEING the same property conveyed to Todd Beeten and wife, Rachel Beeten by deed from Brenda Margaret Joyce Holder and husband, Philip John Holder of record in Book 9037, Page 282, 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 2000, and subsequent years; All matters set out on the Plan, with Owner's Certificate, of record in Plat Book 332, Page 133, said Register's Office; Restrictive covenants of record in Book 635, Page 715, said Register's Office.

This is improved property, known as: 418 Lakehurst Drive, Nashville, TN 37206

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.

BOOK 11692 PAGE 553

WITNESS THE EXECUTION HEREOF this 4th day of October, 1999.

Todd Beeten

Rachel Beeten

State of Tennessee
County of Davidson

On this 4th day of October, 1999, before me the undersigned authority, personally appeared **Todd Beeten** and **Rachel Beeten**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 7/28/2003

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: $ 117,000.00

R Phillips

Affiant

Sworn and subscribed before me on the 4th day of October, 1999.

KEVIN D MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp 11/27/1999

My Commission Expires:

Notary Public

Widoc: Deed Wty—12/92

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

BOOK 11692 PAGE 554

0643701

REFERENCE

99 OCT -5 AM 10:39

CHRT 1170-00-
FHRT
117000.00
CON TX 431.40
FEFEE 1.00
MTFEE 5.00
CFEE 2.00
TOTAL 443.90
443.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524660