THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17179**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,750.00. John Barclay Phillips Affiant Subscribed and sworn to before me, this _____ day of MAY, 2000. Notary Public My Commission Expires: 11/29/03

Instr:200005150048675 Page: 1 OF 2
REC'D FOR REC 05/15/2000 12:21:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1260.78

GENERAL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. And Mrs. John Barclay Phillips 4315 Sunnybrook Drive Nashville, TN 37205	Amsouth Bank 2050 Parkway Office Circle Hoover, Alabama 35244	MAP 130-3 PAR 44 FB BM 7755

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JANE MARIE FRICKE STEELE, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN BARCLAY PHILLIPS AND WIFE, ELIZABETH CARDEN PHILLIPS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4315 Sunnybrook Drive, Nashville, Tennessee 37205.

And is not the principal residence of the Grantor herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of MAY, 2000.

Jane Marie Fricke Steele
JANE MARIE FRICKE STEELE

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JANE MARIE FRICKE STEELE, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of MAY, 2000.

Dena H. Reneau
Notary Public

My Commission Expires: 8/6/2001

DENA H. RENEAU NOTARY PUBLIC STATE OF TEXAS EXPIRES 8-6-2001

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 and the westerly one-half of Lot No. 6 of Block 10 on the Plan of Resubdivision of part of Royal Oaks Subdivision by John Calhoun, as of record in Plat Book 547, page 167, Register's Office for said County, described as follows:

Said Lot No. 5 and part of Lot No. 6 fron together 150 feet on the southerly side of Sunnybrook Drive and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jane Marie Fricke by deed from Dana C. McLendon and wife, Mary Huston McLendon of record in Book 5155, page 618, said Register's Office. The said Jane Marie Fricke having since married.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5787, page 278; and (3) All matters appearing on the Plan of record in Plat Book 547, page 167, said Register's Office.