THIS INSTRUMENT PREPARED BY:
HAMILTON MORTGAGE CORPORATION
5801 Peachtree-Dunwoody Road, N.E.
Atlanta, Georgia 30342

BOOK 5239 PAGE 641

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL NOS.
Randall Phillips Builders, Inc. 3102 Ambrose Avenue Nashville, Tennessee 37207	Randall Phillips Builders, Inc. 3102 Ambrose Avenue Nashville, Tennessee 37207	MAP 98 PARCELS 21,23 85,94

TENNESSEE LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KYLE R. WEEMS, TRUSTEE OF HAMILTON MORTGAGE CORPORATION (hereinafter called the "Grantor"), has this day bargained and sold, transferred and conveyed, and by these presents does bargain, sell, transfer and convey unto RANDALL PHILLIPS BUILDERS, INC. (hereinafter called "Grantee") its successors, heirs and assigns, certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

A tract of Land in the 4th Civil District of Davidson County, Tennessee described according to a survey by Southern Development Consultants, Inc., dated January 2, 1974, as follows:

BEGINNING on the easterly margin of New Hope Road at the southwest corner of the property conveyed to Walter R. Waisner of record in Book 4379, page 837, Register's Office for said County; thence North 68 degrees 50 minutes 59 seconds East 171.08 feet; thence North 12 degrees 54 minutes 46 seconds West 109.10 feet; thence South 83 degrees 04 minutes 43 seconds East 354 feet; thence South 9 degrees 51 minutes 00 seconds East 30 feet; thence North 40 degrees 14 minutes 51 seconds East 550 feet; thence North 44 degrees 59 minutes 30 seconds West 430 feet to the southerly margin of a County Road; thence North 88 degrees 19 minutes 56 seconds East 441.20 feet; thence North 0 degrees 51 minutes 50 seconds West 50.41 feet to the southerly margin of Interstate Highway 40; thence North 88 degrees 24 minutes 20 seconds East 594.75 feet; thence North 88 degrees 21 minutes 10 seconds East 762.57 feet; thence South 2 degrees 15 minutes 19 seconds West 868.32 feet; thence South 2 degrees 19 minutes 48 seconds West 348.06 feet to the northern boundary line of property now or formerly owned by Ola Mai Rodgers; thence with said Rodgers' northern boundary line South 88 degrees 30 minutes 48 seconds West 1,153.20 feet and South 79 degrees 17 minutes 14 second West 66.81 feet; thence South 2 degrees 03 minutes 15 seconds West 129.17 feet; thence North 87 degrees 23 minutes 42 seconds West 552.71 feet; thence North 85 degrees 55 minutes 07 seconds West 305.59 feet to the easterly margin of New Hope Road; thence with the same around a slight curve Northwesterly 435.38 feet to the beginning containing 53.88 acres, more or less.

For prior title reference see: Substitute Trustee's Deed, Book 4946 page 690, Register's Office, Davidson County, Tennessee.

SUBJECT TO 1977 ad valorem taxes and restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said real etate unto the said Grantee, its successors, heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on this 19th day of December, 1977.

HAMILTON MORTGAGE CORPORATION

BY: Kyle R. Weems
(KYLE R. WEEMS, as Trustee

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, NANCY A. ARMSTRONG, of said State and County, personally appeared KYLE R. WEEMS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of Hamilton Mortgage Corporation, the within named bargainor, a corporation, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Trustee.

WITNESS my hand and seal at office in Atlanta, Georgia, this 19th day of December, 1977.

Nancy A. Armstrong
NOTARY PUBLIC

(SEAL)
Notary Public, Georgia, State at Large
My Commission Expires Jan. 11, 1981

My Commission Expires:

NOTARY PUBLIC GEORGIA, STATE AT LARGE

E 44474

IDENTIF. REFERENCE:

JAN 3 3 39 PM '78

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of Dec., 1977.

NOTARY PUBLIC

DONALD LOCKHART NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE AT LARGE

My commission expires: 12/10/79

JAN-3[78]	CONV	90,000.00			
JAN-3[78]	CONV	85,000.00			
JAN-3[78]	S'TAX		B*	455.00	
JAN-3[78]	PR'FEE		B*	.50	
JAN-3[78]	W'DEED		B*	4.00	* 459.50