file 9a

BOOK 7195 PAGE 104

This instrument prepared by:
Boult, Cummings, Conners & Berry
222 Third Avenue, North
P.O. Box 198062
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Randall T. Phillips
Affiant

Name and Address of Mortgagee:

None

Subscribed and sworn to before me this 27 day of March, 1987.

AJ Shoreenberger III
Notary Public

My commission expires: 8-7-88

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Randall Phillips Builders, Inc. 2910 Kraft Drive Nashville, TN 37204	Randall Phillips Builders, Inc. 2910 Kraft Drive Nashville, TN 37204	Map 58 Parcels 16 and 19

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDALL PHILLIPS, TRUSTEE, with full power to sell, encumber and convey without the joinder of any beneficiary pursuant to the Trust Agreement of record in Book 6749, page 890, Register's Office for Davidson County, Tennessee (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto RANDALL PHILLIPS BUILDERS, INC., a Tennessee corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully described in Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance of said property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "B" attached hereto.

This is unimproved property on Eaton's Creek Road, Davidson County, Tennessee.

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, its successors and assigns, forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend

the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this the 27 day of March, 1987.

RANDALL PHILLIPS, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RANDALL PHILLIPS, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 27 day of March, 1987.

A. J. Shoreenbayer III
Notary Public
My Commission Expires: 10-12-88

EXHIBIT A

A tract of land in the old 23rd Civil District of Davidson County, Tennessee, described according to a plan of record in minute Book L, page 478, Davidson County Court Records as follows:

Beginning in the center of a road Robert Cato's southeast corner; thence with his line North 1/2 deg. east 112 poles to a stake and hickory pointer; thence S 89 deg. east 219 poles to a stone in the center of Eaton's Creek; thence with the center of said Creek, south 10 1/4 deg. east 69 poles, continuing with the center of said creek S 28 deg. west 22 poles, S 12 1/2 deg. W 25 poles to a stone, H.C. Drake's corner; thence with his line and line of Louis Williams tract west 128.88 poles to a stone , said Williams northwest corner; thence S 83 deg. west 48.90 poles; thence N 72 deg. west 2.36 poles; thence N 88 deg. west 24.88 poles to a walnut on a branch; thence N 55 deg. west 13 1/2 poles to the beginning, containing approximately 161 acres, more or less.

Included in the above description but Expressly Excluded therefrom is a tract of approximately 3.1 acres, more or less, as described in a Warranty Deed from Robert H. Hunt and Kenneth Hunt to CurlFitts and wife, Roberta Fitts, dated April 15, 1974, and recorded in Book 4806, page 362, Register's Office for Davidson County, Tn.

Included in the above description, but expressly Excluded therefrom is a certain tract containing .45 acres, more or less, conveyed to Davidson County, Tennessee, by right-of-way deed of record in Book 1784, page 267, Register's Office for Davidson County, Tennessee.

Being property conveyed to Randall Phillips, Trustee by deed of correction from Kenneth Hunt and Jane Hunt Rippetoe of record in Book 6693, page 207, and by deed of record in Book 6576, page 53, Register's Office for Davidson County, Tennessee.

EXHIBIT "B" BOOK 7195 PAGE 107

1. Taxes for 1987, which have been prorated between Grantor and Grantee and are assumed by the Grantee.

2. "Roll back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA 67-5-1001 through 67-5-1010.

3. Vendor's lien retained in the deed from Kenneth Hunt and Jane Hunt Rippetoe to Randall Phillips Builders, Inc. in Book 6576, page 53, as corrected in Book 6693, page 207, to Randall Phillips, Trustee, Register's Office for Davidson County, Tennessee, to secure the payment of $150,000.00 at 10% per annum for 10 years. (See instrument for complete terms and conditions as well as possible rights and options of the owner of the indebtedness.)

4. Easement for water mains and appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

5. Easement for flow of Eatons Creek and Branch.

6. Title to that portion of the premises embraced within the bounds of any roads or highways.

12261

IDENTIFICATION REFERENCE

APR 7 2 31 PM '87

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7195 PAGE 108

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] CRMT.
15[illegible].00 CRTAX
.50 [illegible]
12.[illegible] [illegible]
CHECK 1504.50-
15:[illegible] PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12261.

IDENTIFICATION REFERENCE

APR 7 2 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66412