BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,700.00

A. Michael Bush (PD)
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 19 87.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
A. Michael Bush (NAME)	Mortgagee: Leader Federal Mortgage, Inc. (NAME)	141-15-D
7528 Staffordshire Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	#59CO
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillips Builders, Inc., F/K/A Randall Phillips Builder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. Michael Bush and wife, Eugenia S. Bush

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Phase I, Sheffield on the Harpeth, as of record in Book 6900, page 10, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 7195, page 96, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. was merged into Phillips Builders, Inc. by Articles of Merger of record in Book 7298, page 203, said Register's Office.

90339

IDENTIFICATION REFERENCE

Dec 14 2 28 PM '87

DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as 7528 Staffordshire Drive, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his hand this 9th day of December, 19 87

Phillips Builders, Inc.
By: C. Wayne Meadows Vice President
C. Wayne Meadows, Vice President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Larry L. Westbrook, a Notary Public within and for the State and County aforesaid, personally appeared C. Wayne Meadows and ~~XXX~~ _____ with whom I am personally acquainted* and who upon ~~(their several oaths)~~ (his oath) ~~(themselves)~~ (himself) acknowledged ~~(themselves)~~ to be the Vice President ~~and XXX~~ _____ respectively of the Phillips Builders, Inc., F/K/A Randall Phillips, Builder the within named bargainor, a corporation, and that (he) as such Vice President ~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said C. Wayne Meadows as such, Vice President, ~~and attaching the seal by the said XXXXXX~~ _____.

Witness my hand and official seal at office at ~~Nashville, Tennessee~~ on this the ~~9th~~ day of December, 19 87.

My commission expires June 5, 1989

Notary Public

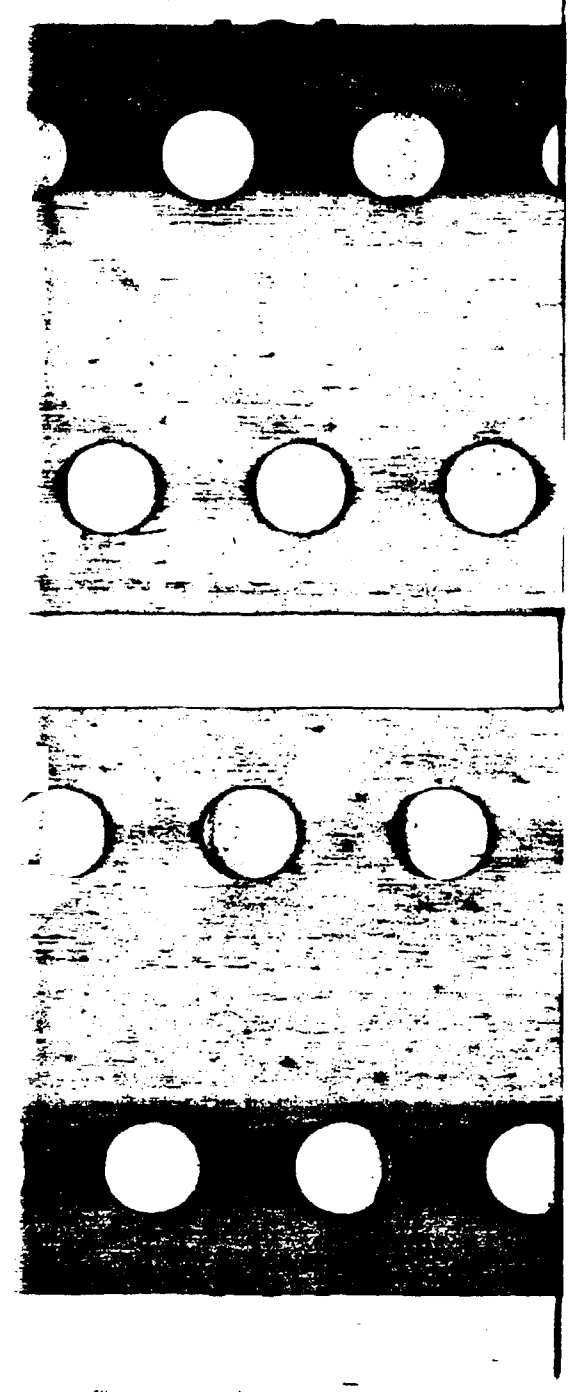
*(or proved to me on the basis of satisfactory evidence)

WARRANTY DEED

FROM
Phillips Builders, Inc., F/K/A
Randall Phillips Builder

TO
A. Michael Bush and wife, Eugenia S. Bush

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208



OFFICIAL RECEIPT

FELIX Z. WILSON, II
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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

159700.00- CAMT.
447.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 453.6 -
1853A12/14/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 0 3 3 9

IDENTIFT REFERENCE

DEC 14 2 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44833