File Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
John Steele Trickett
7109 Wynham Place
Nashville, TN 37221

MORTGAGEE:
Citicorp Mortgage, Inc.
Attn: Tax Department
M.S. 309/P.O. Box 790009
St. Louis, MO 63179-0009

MAP-PARCEL NUMBERS:
MAP 141-15 D
PARCEL 16.00
9D-79687

BOOK 7438 PAGE 511

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Phillips Builders, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Steele Trickett and wife, Joan Gilboy Trickett

hereinafter called the Grantee, Grantee's 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. 16 on the plan of Resubdivision of Lots 12 thru 16, 42 and 43, Phase I "Sheffield" on the Harpeth, of record in Book 6900, page 182, Register's Office for said County.

SAID Lot No. 16 fronts 57.22 feet on the southerly margin of the cul-de-sac of Wynham Place and extends back 125.17 feet on the easterly line and 146.59 feet on the northwesterly line to a dead line in the rear, measuring 123.91 feet thereon .

Being part of the same property conveyed to Randall Phillips Builders, Inc. now known as Phillips builders, Inc. by deed from Phillips Builders, a Tennessee General Partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, page 96, Register's Office for Davidson County, Tennessee. 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.

The property herein conveyed is subject to restrictive covenants of record in Book 6295, page 909, Book 7145, page 954 and By-Laws of record in Book 7145, page 964, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~un~~)improved property, known as 7109 Wynham Place, Nashville, TN 37221.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of December, 1987.

Phillips Builders, Inc.
by: Jackie Roark, Asst. V.P.
Jackie Roark, Assistant Vice President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

BOOK 7438 PAGE 512

364.90

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Jackie Roark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the President (or other officer authorized to execute the instrument) of the Phillips Builders, Inc., the within named bargainor, a corporation, and that she as such Assistant Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as Assistant Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of December, 1987.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 127,952.00.

John Steele Trickett
Affiant

Subscribed and sworn to before me, this the 29th day of December, 1987.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

DELIA Z. WILCOXEN REGISTER
DAVIDSON COUNTY, TN
DEC 30 | 44 PM 187

IDENTIFICATION REFERENCE

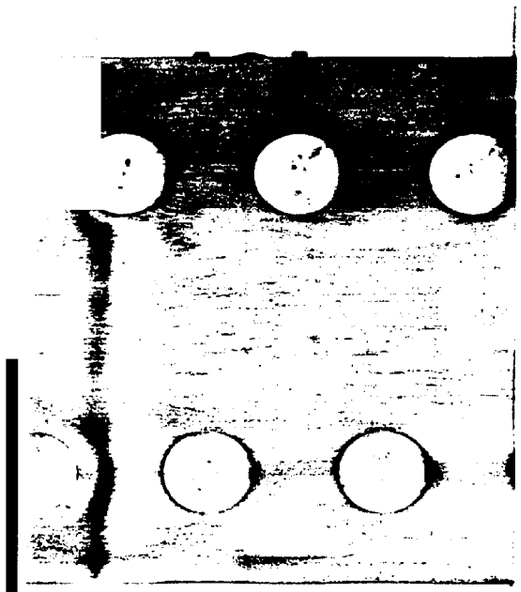
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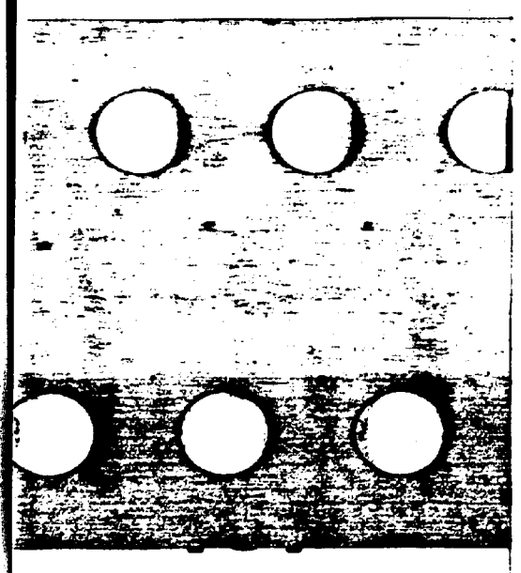
WARRANTY DEED

from:
Phillips Builders, Inc.

to:
John Steele Trickett and wife,
Joan Gilboy Trickett

27238
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7438 PAGE 513

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

CAMT	127952.00
CON TX	358.40
PRFEE	0.50
WDEED	6.00
TOTAL	364.90
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	364.90

12/30/87 01 13:45 0001 431E

9. 4. 2. 6. 5.

IDENTIFI REFERENCE

Dec 30 1 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49389