File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 19 88.

Notary Public

MY COMMISSION EXPIRES 10-9-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Stuart A. Ginsberg et ux (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	141-15-D
6901 Sunderland Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	#44
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	9D79715

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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stuart A. Ginsberg and his wife, Judy H. Ginsberg

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. 44 on the Plan of Phase 1, Sheffield on the Harpeth, as shown on Plat of record in Plat Book 6900, Pages 10 and 11, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part 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., now known as Phillips Builders, Inc., by instrument of record in Book 7298, Page 203.

This conveyance is subject to any and all existing restrictions and easements of record.

9. 7. 1. 2. 7.

IDENTIFICATION REFERENCE

JAN 13 1 12 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 6901 Sunderland Circle, 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 ti, 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 my hand this 12th day of January, 1988

Phillips Builders, Inc.
By:
Jackie Roark, Assr. Vice President
Attest: Jackie Roark, Asst. V.P.

STATE OF TENNESSEE
Davidson County

BOOK 7448 PAGE 229

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, 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
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark or proved to me upon the basis of satisfactory evidence ~~and/or~~ (~~by oath~~) herself ~~and/or~~ with whom I am personally acquainted ~~and/or~~ who upon ~~oath~~ acknowledged ~~(if any)~~ ~~and/or~~ (~~if any~~) to be the Asst. Vice President ~~and/or~~ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~s~~ (he) as such ~~Asst. Vice President~~ ~~and/or~~ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Roark as such Asst. Vice President; ~~and attesting the same by the said as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 12th day of January, 19 88.

My commission expires 10-9-91

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

WARRANTY DEED

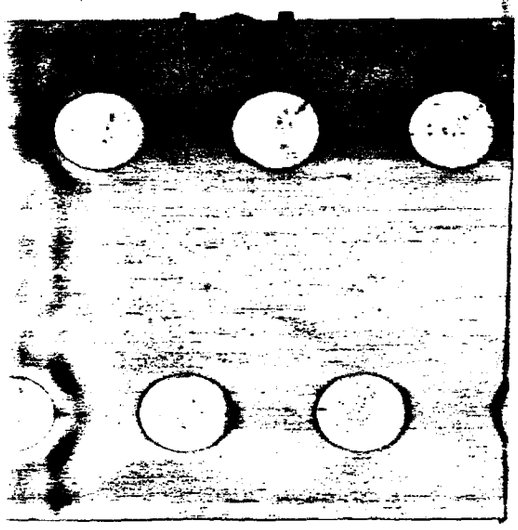
FROM
Phillips Builders, Inc.

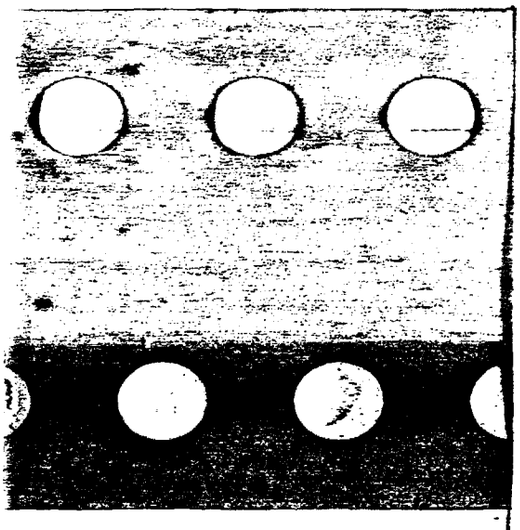
TO
Stuart A. Ginsberg

Judy H. Ginsberg

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

471.02 CKCHECK 0101 01/13/88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7448 PAGE 230

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

BANK	65900.00
CON TX	464.52
PRFEE	0.50
WDEED	6.00
TOTAL	471.02
CHECK	471.02

1/13/88 01 13:24 0001 7731

9 7 1 2 7

IDENTIFI REFERENCE

JAN 13 1 13 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 52724