BOOK 7462 PAGE 700 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,900.00

+Lynda H. O'Donnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th 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

$937.02/04 0101 03CHECK 263.82

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
William F. O'Donnell (NAME)	Sovran Mortgage Corporation (NAME)	172-8-0-A
5929 Retriever Court (STREET ADDRESS OR ROUTE NUMBER)	1512 Willow Lawn Drive (STREET ADDRESS)	#68
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23230 (CITY) (STATE) (ZIP)	5D 63834

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 William F. O'Donnell and his wife, Lynda H. O'Donnell

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. 68 on the Plan of Section Two-B, Hunters Branch, of record in Book 6900, Page 337, Register's Office for Davidson County, Tennessee.

SAID Lot No. 68 fronts 80.77 feet on the westerly margin of Retriever Court and extends back 103.28 feet on the northerly line and 112.50 feet on the southerly line to a dead line in the rear measuring 71.58 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Hunters Branch Development, Inc. of record in Book 7179, page 182, and conveyed to Phillips Builders, Inc. by Articles of Merger of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

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

0247.0 IDENTIFICATION REFERENCE FEB 4 8 55 AM '88 DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5929 Retriever Court, Antioch, TN 37013
(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 29th day of January, 1988

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

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, 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 (his oath) _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the ~~Asst. Vice President~~ and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that s(he) as such Asst. 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 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 29th day of January, 19 88.

My commission expires 10-9-91

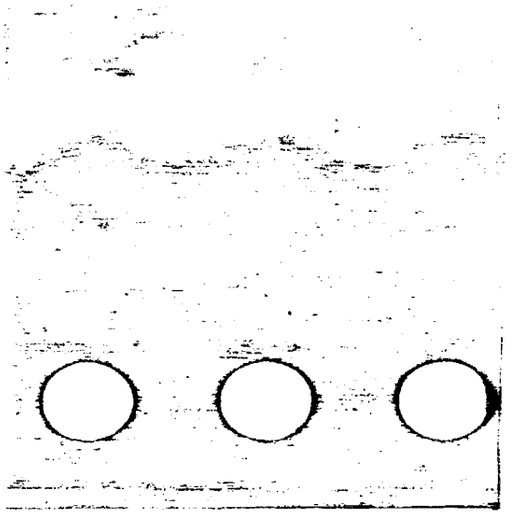
Notary Public

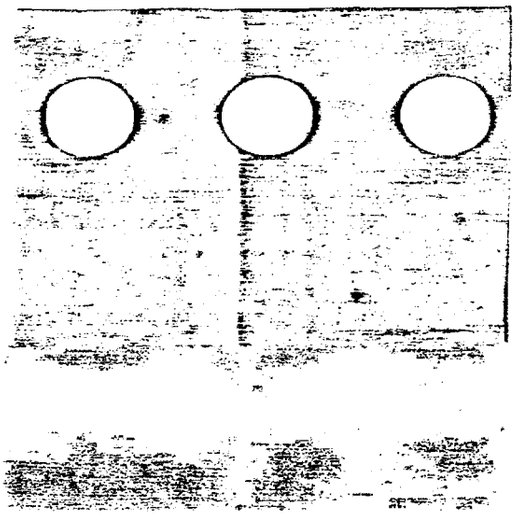
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
William F. O'Donnell
Lynda H. O'Donnell

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





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

CAMT 91900.00
CON TX 257.32
PRFEE 0.50
MDEED 6.00
TOTAL 263.82
CHECK 263.82

02/04/88 01 08:59 0001 3937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02470

IDENTIFICATION REFERENCE

FEB 4 8 55 AM '88

DAVIDSON COUNTY, TN

No. 58788