BOOK 7472 PAGE 662 File Box #24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,900.00

William H Miles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 19 88

Notary Public

MY COMMISSION EXPIRES: 7-9-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (mortgagee)	MAP-PARCEL NUMBERS
William H. Miles (NAME)	First Nationwide Bank, A Federal Savings Bank (NAME)	2D-74937
4012 Lancashire Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 15510 (STREET ADDRESS)	MAP 150-3
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Sacramento, CA. 95852-1510 (CITY) (STATE) (ZIP)	PARCEL 302

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.

8293 02/19 0101 03CHECK 417.82

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Miles and wife, Samuella T. Miles, as tenants by the entirety

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:

BEING Lot No. 613, Section 2, Kensington of Priest Lake, of record in Book 6250, Pages 592 & 593, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Philhall Corporation by deed from Randall Phillips Builders, Inc., of record in Book 6772, Page 608, Register's Office, Davidson County, Tennessee.

Subject to Articles of Merger of record in Book 7298, Page 203, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6632, Page 820, said Register's Office.

This conveyance is subject to public utility & drainage easements and utility, sewer & drainage easements, of record in Book 6250, Pages 592 & 593, Register's Office, Davidson County, Tennessee.

06 1:56 IDENTIFICATION REFERENCE FEB 19 11 22 AM '88 ELVIA Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4012 Lancashire Drive, 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 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 my hand this 18th day of February, 19 88

Phillips Builders, Inc.

By:
Jackie Roark, Asst. Vice President

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
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark and _____ with whom I am personally acquainted and who upon ~~(this oath)~~ ~~(their several oaths)~~ acknowledged ~~(himself)~~ ~~(themselves)~~ to be the Asst. Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~he~~ ~~they~~ 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 18th day of February 19 88

My commission expires 7-9-89

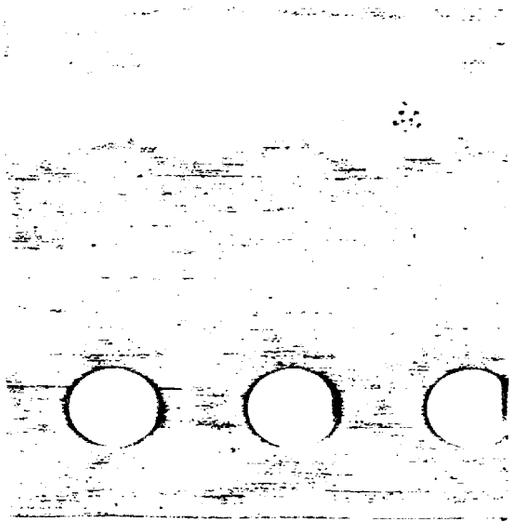
_____
Notary Public

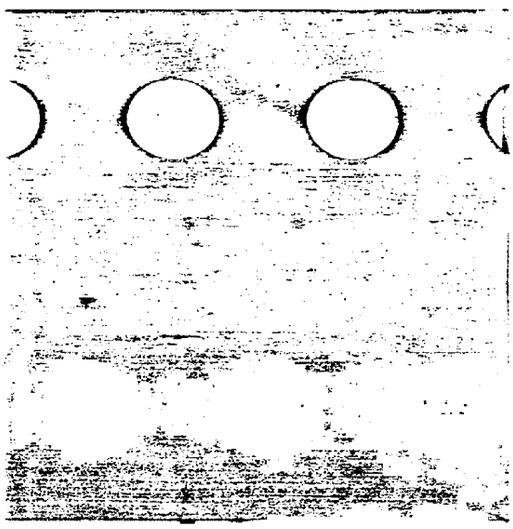
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
William H. Miles
Samuella T. Miles

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7472 PAGE 664

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	146900.00
			CON TX	411.32
			PRFEE	0.50
			WDEED	6.00
			TOTAL	417.82
			CHECK	417.82
02/19/88	01		11:23 0001	8293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6. 1. 5. 6.

IDENTIFI REFERENCE

FEB 19 11 22 AM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 63063