File 27

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March, 88

Notary Public

MY COMMISSION EXPIRES: 3/14/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
Ralph B. Piansay (NAME)	Home Savings of America, F.A. (NAME)	150-03
1309 Ravenna Court South (ADDRESS)	P. O. Box 7075 (ADDRESS)	354
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Pasadena, California 91109-7075 (CITY) (STATE) (ZIP)	02D76480

FOR AND 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 Ralph B. Piansay and wife, Eugenda S. Piansay

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. 408 on the plan of The Country, Section Nine, of record in Book 6900, pages 285 and 286, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

MAR 30 10 01 03CHECK 353.42

Being part of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation, and Philhall Corp., a Tennessee corporation, by quitclaim deed from Phillips Builders, a Tennessee partnership composed of Randall L. Phillips, Harry Edward Phillips and Randall Phillips, of record in Book 7195, page 100, and corrected in Book 7225, page 222, both in said Register's Office. By Articles of Merger in Book 7298, page 208, said Register's Office, the surviving corporation is known as Phillips Builders, Inc.

Subject to restrictions of record in Book 7402, page 977 and corrected in Book 7404, page 292 said Register's Office.

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

MAR 30 10 20 AM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

16921

This is unimproved ( ) improved (X) property, known as 1309 Ravenna Court South, 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 25th day of March, 88

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Phillips Builders, Inc.~~

the bargainor ~~_____~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of March 19 88

Commission expires ~~_____~~

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

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 ~~(their several oaths)~~ his oath acknowledged ~~(themselves)~~ himself to be the Assistant Vice President and ~~_____~~ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that ~~(he)~~ (they) as such Assistant Vice President and ~~_____~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jackie Roark as such Assistant Vice President and attesting the same by the said ~~_____~~ as such ~~_____~~

Witness my hand and official seal at office at Brentwood, TN on this the 25th day of March 19 88

My commission expires Oct 19, 1988

Notary Public

LEE E. CLIFFORD NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM

Phillips Builders, Inc.

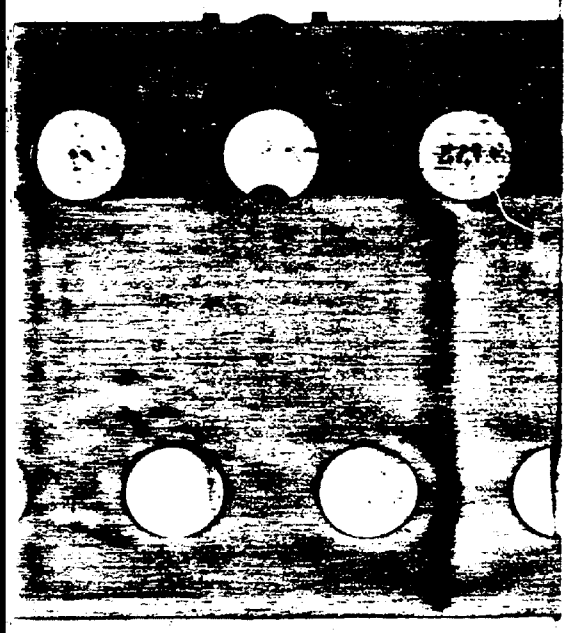
TO

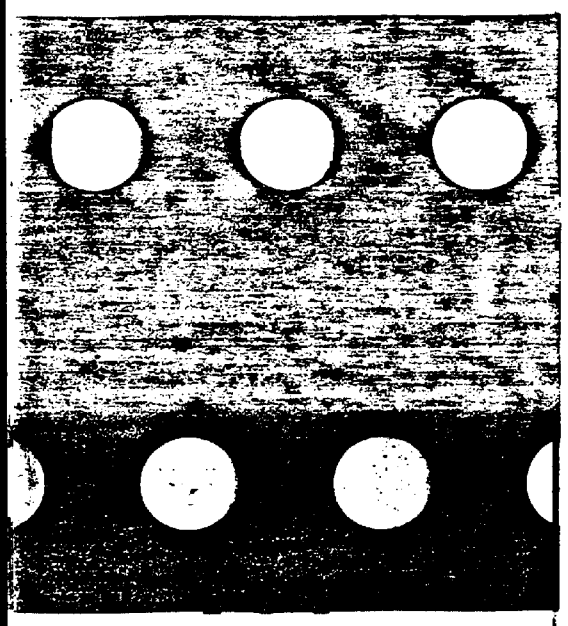
Ralph B. Piansay and wife, Eugenda S. Piansay

RETURN TO:

MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7503 PAGE 3

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 123900.00
CON TX 346.92
PRFEE 0.50
WDEED 6.00
TOTAL 353.42
CHECK 353.42

03/30/88 01 10:30 0001 0968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16921

IDENTIFICATION REFERENCE

MAR 30 10 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75506