FILE BOX 8/jcb

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Stephanie Brunson Mack	Citizens & Southern Mortgage Co.	172-8-A
1312 Paulson Way	P.O. Box 656	43
Antioch, TN 37013	Tucker, GA 30085-0656	5D-63878

WARRANTY DEED BOOK 7544 PAGE 561

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 STEPHANIE BRUNSON MACK and husband, HARRY RUSSELL MACK, JR., and CHARLES BRUNSON, JR.

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. 43 on the plan of Section Two-B, Hunters Branch, of record in Book 6900, pages 336 and 337, Register's Office for said County.

SAID Lot No. 43 fronts 95.03 feet on the westerly margin of Paulson Way and extends back 129.69 feet on the southerly line and 143.07 feet on the northwesterly line to a dead line in the rear, measuring 40.0 feet thereon.

BEING part of the same property conveyed to Philhall Corporation, a Tennessee Corporation, by deed from Hunters Branch Development, Inc., of record in Book 7179, page 182, said Register's Office. Philhall Corporation is now known as Phillips Builders, Inc., according to Articles of Merger of record in Book 7298, page 203, said Register's Office.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6601, page 7, and Book 6632, page 429, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 1312 Paulson Way, Antioch, TN 37013.

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 9th day of May, 1988.

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

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7544 PAGE 562

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 9th day of May, 1988.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 96,900.00.

Stephanie Brunson Mack
Affiant

Subscribed and sworn to before me, this the 9th day of May, 1988.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
PHILLIPS BUILDERS, INC.

to:
STEPHANIE BRUNSON MACK,
ET AL

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

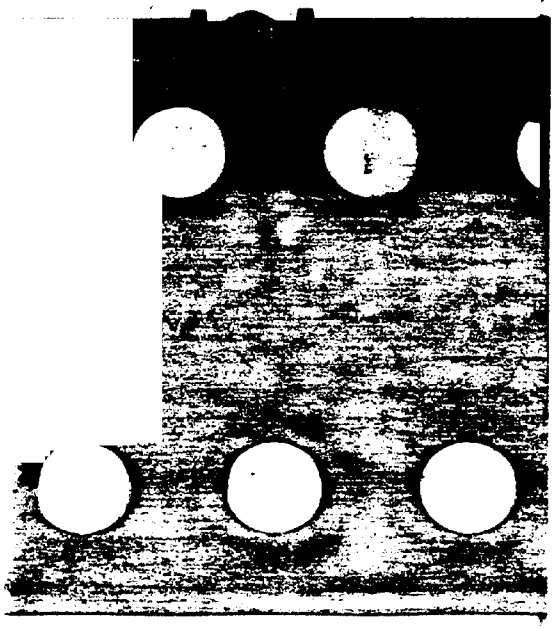
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

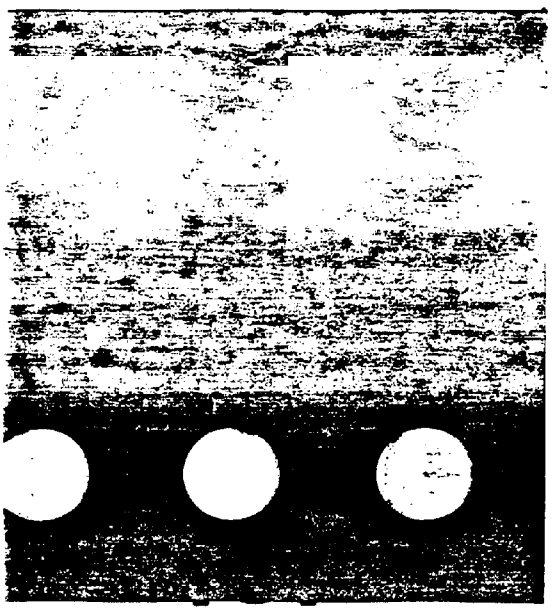
TN-27517

FILED & RECORDED
DAVIDSON COUNTY, TN
MAY 16 10 17 AM '88
FELIX Z. WILSON REGISTER

IDENTIFICATION REFERENCE

3 0 6 0 4





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7544 PAGE 563

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

CONVEY 96900.00
CON TX 271.32
PRFEE 0.50
MISC 5.00
TOTAL 277.82
CHECK 277.82
05/16/88 01 10:20 0001 7213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30604

IDENTIFICATION REFERENCE

MAY 16 10 17 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91425