file box 8/tl

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Jay A. Luft	Statesman Mortgage Company	141-15D
7004 Waterbury Point		011
Nashville, TN 37221	405 Sixth Avenue	9D-79682
	Des Monies, IA 50306	

WARRANTY DEED BOOK 7815 PAGE 268

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, Randall Phillips Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jay A. Luft and wife, Kathryn A. Luft 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. 11 Final PUD Plan, Phase 1, "Sheffield" on the Harpeth, of record in Book 6900, Page 10, Register's Office for said County.

SAID Lot No. 11 fronts 82.23 feet on the northerly margin of Waterbury Point and extends back 116 feet on the westerly line and 94.73 feet on the easterly line to a broken line in the rear, measuring 105.77 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation, by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips, of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6925, Page 900, Book 7145, Page 954, and Book 7145, Page 964, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 7004 Waterbury Point, Nashville, TN 37221.

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 10th day of April, 19 89

Randall Phillips Builders, Inc.
By: Jackie Shiris Vice Pres.
Jackie Shiris, 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 7815 PAGE 269

Before me, the undersigned, of the State and County aforesaid, personally appeared Jackie Shiris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President (or other officer authorized to execute the instrument) of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that she as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice-President. Witness my hand and official seal, at office in Nashville, Tennessee, this 10th day of April, 19 89.

Jill C. Buchanan
Notary Public

My Commission Expires: 11/12/89

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 155,570.00.

Jay A. Luft
Affiant

Subscribed and sworn to before me, this the 10th day of April, 1989.

Jill C. Buchanan
Notary Public

My Commission Expires: 11/12/89

24231

IDENTIFICATION

APR 12 11 10 AM '89

FILED & WILSON JR REGISTER
DAVIDSON COUNTY TN

4966 04/12 0101 03CHECK 519.98

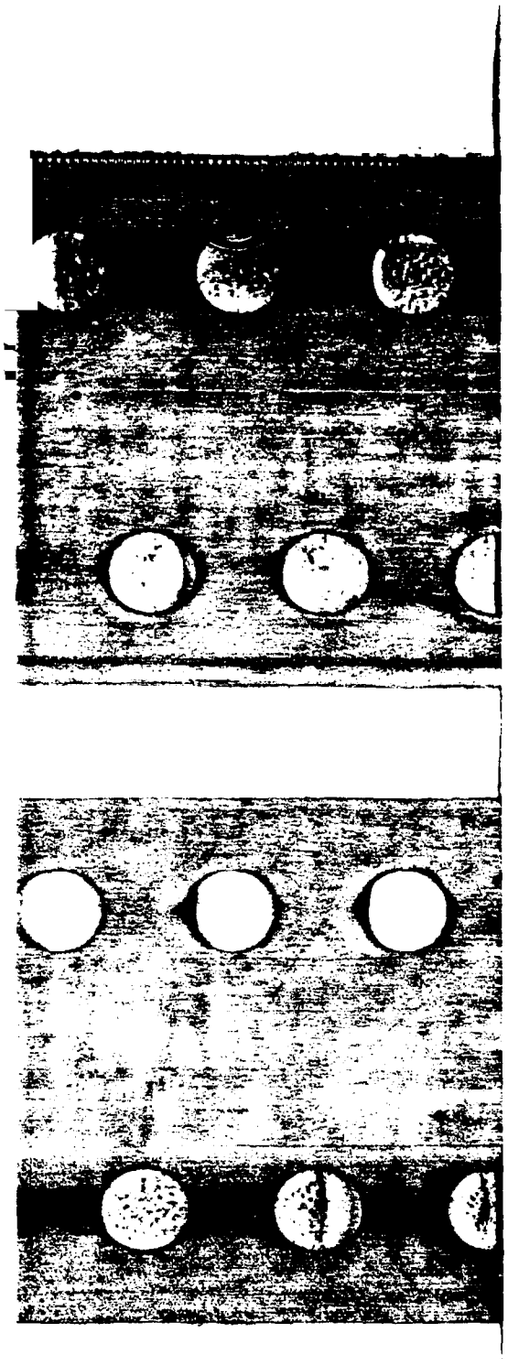
WARRANTY DEED

from:
Randall Phillips Builders, Inc.

to:
Jay A. Luft and wife, Kathryn A. Luft

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

28332



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7815 PAGE 270

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	155570.00
			CON TX	513.48
			PRFEE	0.50
			WDEED	6.00
			TOTAL	519.98
			CHECK	519.98
04/12/89	01	11:11	0001	4966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24231

IDENTIFICATION

APR 12 11 10 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 199360