File 1

BOOK 7818 PAGE 381

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 19 89.

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Phillips Builders, Inc. (NAME)	Fleet Real Estate Funding Corp. (NAME)	147-15-0
573 Whispering Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer F-20 (STREET ADDRESS)	001.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Florence, SC 29501 (CITY) (STATE) (ZIP)	06DU 68640

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, Earnest B. Napier and wife, Caroline E. Napier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillips Builders, Inc.

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. 474-A on the plan of Whispering Hills, Section II-C of record in Book 2854, Page 35, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 474-A fronts 77 feet on the Southwesterly margin of Whispering Hills Drive and extends back 280.5 feet on the southeasterly line and 268.7 feet on the southwesterly line to a diagonal line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Earnest B. Napier et ux by deed from Glenn R. King et ux, of record in Book 7022, Page 169, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Fleet Real Estate Funding Corp. of record in Book 5252, Page 573, said Register's Office with a present unpaid balance of approximately $29,214.63, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This is unimproved ( ) improved (XX) property, known as 573 Whispering Hills Drive, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zi

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 our hand s this 13th day of April, 19 89

Earnest B. Napier

Caroline E. Napier

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earnest B. Napier and wife, Caroline E. Napier

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 13th day of April, 19 89.

Lori Stephens Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Earnest B. Napier and wife,
Caroline E. Napier

TO
Phillips Builders, Inc.

6366 04-17 0101303 CHECK 230.90

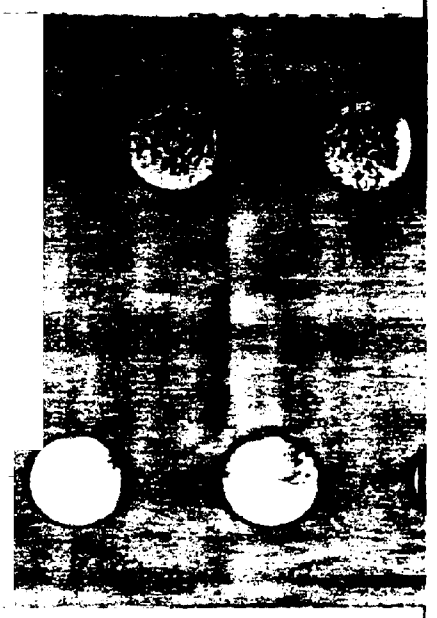
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

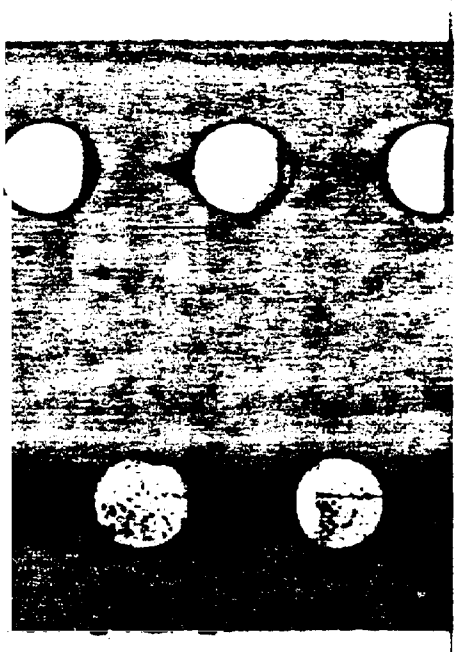
25394

IDENTIFICATION

APR 17 11 47 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN





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	68000.00
CON TX	224.40
PRFEE	0.50
WDEED	6.00
TOTAL	230.90
CHECK	230.90

RECEIPT IS NOT VALID UNTIL 04/17/89 IS PAID BY BANK: 48 0001 6366

25394

IDENTIFICATION REFERENCE

Apr 17 11 47 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 200746