FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,500.00

X Ronald Y Eason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 19 89

Lou Stephens
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
Ronald Y. Eason (NAME)	Security Financial and Mortgage Corporation (NAME)	172-08-0 A
5921 Retriever Court (STREET ADDRESS OR ROUTE NUMBER)	12444 Powerscourt Drive #140 (STREET ADDRESS)	066.00 CO
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	05D 63832

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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Y. Eason and wife, Diane M. Eason

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. 66 on the Plan of Hunters Branch, Section Two-B of record in Book 6900, Page 336 and 337, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to PhilHall Corporation by deed from Hunter's Branch Development, Inc., of record in Book 7179, Page 182, and conveyed to Phillips Builders, Inc. by Articles of Merger of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

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

35137.

IDENTIFICATION REFERENCE

MAY 23 10 29 AM '89

FEE $ WILSON REGISTER DAVIDSON COUNTY

8815 05/23 0101 03CHECK 339-47

unimproved (X)
This is improved ( ) property, known as 5921 Retriever Court, 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 19th day of May, 19 89

Phillips Builders, Inc.
By: Jackie Thurs, Vice Pres.

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, (or proved to me on the basis of satisfactory evidence) 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 in and for the State and County aforesaid, personally appeared Jackie Shires

_____

_____

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

Witness my hand and official seal at Antioch, Tennessee, this 19th day of May, 1989.

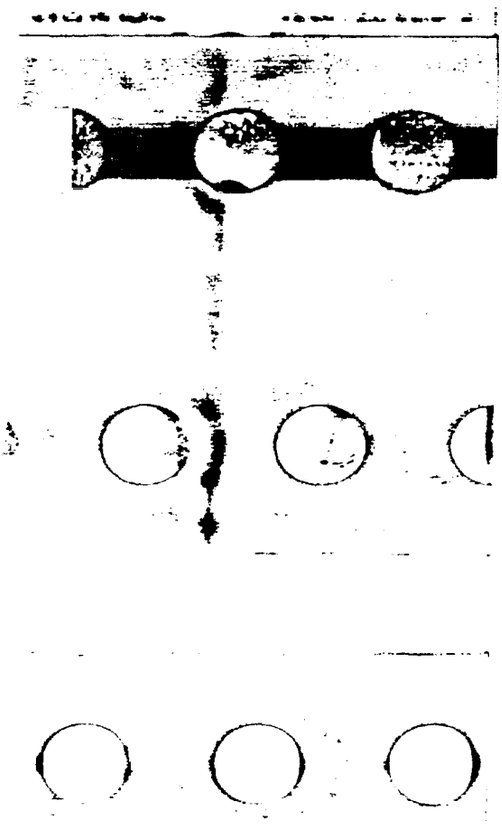
Commission Expires 10-9-91 Lori Stephens Notary Public

WARRANTY DEED

FROM

TO

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



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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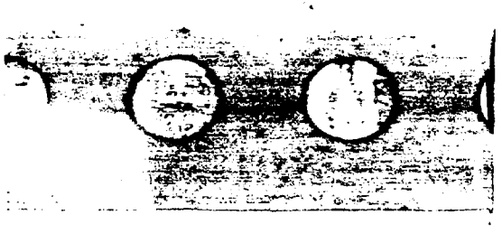
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 100900.00
CON TX 332.97
PRFEE 0.50
WDEED 6.00
TOTAL 339.47
CHECK 339.47

05/23/89 01 10:28 0001 8815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



351137

IDENTIFICATION REFERENCE

MAY 23 10 29 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 212200