Box 57
TVM

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Address New Owner as follows:

Phillips Builders, Inc.
2910 Kraft Drive
Nashville, Tennessee 37204

Send tax bills to:

Same

Map-Parcel:

50-29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE T. HICKS and wife, SALLIE R. HICKS**, hereinafter collectively called Grantor, have bargained and sold, and by these presents do transfer and convey unto **PHILLIPS BUILDERS, INC., a Tennessee corporation,** hereinafter called Grantee, Grantee's successors and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit "A" which is attached hereto and incorporated herein by reference.

Being a portion of the same property conveyed to George T. Hicks and wife, Sallie R. Hicks by deed of record in Book 4253, page 672, and Book 6799, page 299, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for current property taxes and and those encumbrances, liens, easements, restrictions and other matters shown of record, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of June, 1989.

George Hicks
GEORGE T. HICKS

Sallie R. Hicks
SALLIE R. HICKS

JUN 2 2 03 PM '89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GEORGE T. HICKS and wife, SALLIE R. HICKS,** the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 15th day of June, 1989.

NOTARY PUBLIC

My commission expires: 9-26-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Sworn to and subscribed before me this 15th day of June, 1989.

NOTARY PUBLIC

My commission expires: 9-26-92

This instrument was prepared by:
Thomas V. White
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

Exhibit "A"

George T. Hicks and wife, Sallie R. Hicks
to
Phillips Builders, Inc.

PROPERTY DESCRIPTION
TRACT "A"

Land being in the 12th Civil District of Nashville, Davidson County, Tennessee and being part of the proposed Mulberry Downs Subdivision Development more particularly described as follows:

Beginning at a point on the northerly right-of-way of the proposed Peachtree Circle, said point being 211', more or less, easterly from the west margin of a 50' gas line easement (Deed Book 1939, Page 629) as measured along the arc of said right-of-way;

Thence, westerly along said right-of-way on a curve to the left with a delta of 7°18'43", a radius of 473.31', an arc length of 60.40', a chord bearing of N 61°05'51" W, and a chord distance of 60.36' to a point;

Thence, along a curve to the right with a delta of 41°41'10", a radius of 30.00', an arc length of 21.83', a chord bearing of N 43°54'37" W, and a chord distance of 21.35' to a point;

Thence, along a curve to the left with a delta of 54°40'50", a radius of 25.00', an arc length of 23.86', a chord bearing of N 37°15'42" E, and a chord distance of 22.96' to a point;

Thence, along a curve to the left with a delta of 3°25'54", a radius of 196.85', an arc length of 11.79', a chord bearing of N 9°12'20" E, and a chord distance of 11.79' to a point;

Thence S 83°30'36" E - 50.00' to a point;

Thence, along a curve to the right with a delta of 9°40'24", a radius of 246.85', an arc length of 41.68', a chord bearing of S 11°19'35" W, and a chord distance of 41.63' to a point;

Thence, along a curve to the left with a delta of 73°36'17", a radius of 25.00', an arc length of 32.12', a chord bearing of S 20°38'21" E, and a chord distance of 29.95' to the point of beginning and containing 2,726 sq.ft. or 0.06 acres, more or less.

George T. Hicks and wife, Sallie R. Hicks
to
Phillips Builders, Inc.

PROPERTY DESCRIPTION
TRACT "B"

Land being in the 12th Civil District of Nashville, Davidson County, Tennessee and being part of the proposed Mulberry Downs Subdivision Development more particularly described as follows:

Beginning at a point on the southerly right-of-way of the proposed Mulberry Downs Circle, and point being 640', more or less, westerly from the property line of the proposed Saddlebrook Subdivision (Deed Book 4253, Page 672) as measured along said right-of-way;

Thence, N 88°26'31" W - 100.00' to a point;

Thence, along a curve to the left with a delta of 24°09'44", a radius of 356.84', an arc length of 150.48', a chord bearing of S 79°28'37" W, and a chord distance of 149.37' to a point;

Thence, N 22°36'15" W - 60.00' to a point;

Thence, along a curve to the left with a delta of 96°21'06", a radius of 30.00', an arc length of 50.45', a chord bearing of N 19°13'12" E, and a chord distance of 44.71' to a point;

Thence, along a curve to the left with a delta of 7°27'47", a radius of 255.00', an arc length of 33.21', a chord bearing of N 32°41'15" W, and a chord distance of 33.19' to a point;

Thence S 53°34'52" W - 75.48' to a point;

Thence, N 35°23'49" E - 134.45' to a point;

Thence, along a curve to the right with a delta of 1°47'21", a radius of 225.00', an arc length of 7.03', a chord bearing of S 53°42'30" E, and a chord distance of 7.03' to a point;

Thence, N 37°11'10" E - 110.71' to a point;

Thence, S 60°51'47" E - 36.77' to a point;

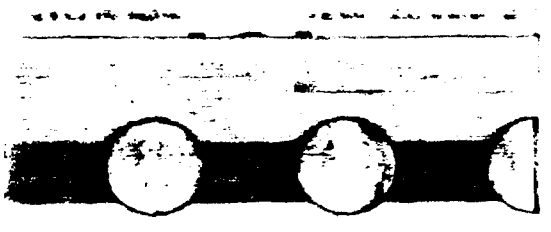
Thence, S 43°12'15" E - 70.47' to a point;

Thence, S 29°26'28" E - 73.58' to a point;

Thence, S 01°33'29" W - 54.61' to a point;

Thence, S 88°26'31" E - 70.00' to a point;

Thence, S 01°33'29" W - 60.00' to the point of beginning and containing 45,187 sq.ft. or 1.04 acres, more or less.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

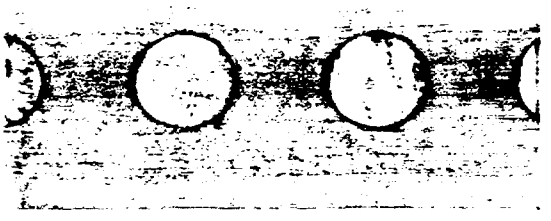
RECEIVED OF _____

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 10000.00
CON TX 33.00
PRFEE 0.50
MTEED 12.00
TOTAL 45.50
CHECK 45.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
06/02/89 01 14:06 0001 1219

37953

JUN 2 2 03 PM '89

No. 215[illegible]