File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,900.00

Judith Kay Gaffney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES 10-3-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
James P. Hartbarger, unmarried and Judith (NAME) Kay Gaffney	BancBoston Mortgage Corporation (NAME)	
4120 Philhall Parkway (STREET ADDRESS OR ROUTE NUMBER)	7301 Baymeadows Way (STREET ADDRESS)	150-4-129
Antioch, TN 37013 (CITY) (STATE) (P O ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	2D-76404

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 James P. Hartbarger, unmarried and Judith Kay Gaffney, unmarried

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. 627 on the plan of Revised Phase III, Kensington of Priest Lake, of record in Plat Book 6900, Page 236, Register's Office for Davidson County, Tennessee.

SAID Lot No. 627 fronts 97.0 feet on the southwesterly margin of Philhall Parkway and extends back 125.0 feet on the southerly line and 125.0 feet on the northerly line to a dead line in the rear measuring 97.0 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by Deed of Record in Book 4867, page 654, Book 4805, Page 551, and Book 4684, Page 351, Register's Office for Davidson County, Tennessee.
The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by Articles of Merger of record in Book 7298, Page 203, Register's Office for Davidson County, Tennesse.

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

47541.

IDENTIFICATION REFERENCE

JUL 7 1 42 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

3115 07/07 0101 03CHECK 557-77

This is improved (XX) unimproved ( ) property, known as 4120 Philhall Parkway, (House Number) (Street) Antioch, TN 37013 (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 ti, 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 30th day of June, 1989

Phillips Builders, Inc.
By: Jackie Shires, Vice President

ATTEST:

STATE OF TENNESSEE
Davidson County

BOOK 7883 PAGE 757

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, 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
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Shires or proved to me upon the basis of satisfactory evidence and/ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon ~~XXXXXXXXXXXX~~ acknowledged ~~XX~~(themselves) to be the ~~Vice President~~ and/ her oath herself/~~/////~~ respectively of the ~~Phillips Builders, Inc.~~ the within named bargainor, a corporation, and that ~~XX~~ she (they) as such Vice President and/ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Shires as such Vice President ~~and attesting the same by the said~~ and/ ~~as such~~/ _____.

Witness my hand and official seal at office at Nashville on this the 30th day of June, 19 89.

My commission expires 10-9-91

_____
Notary Public

WARRANTY DEED

FROM

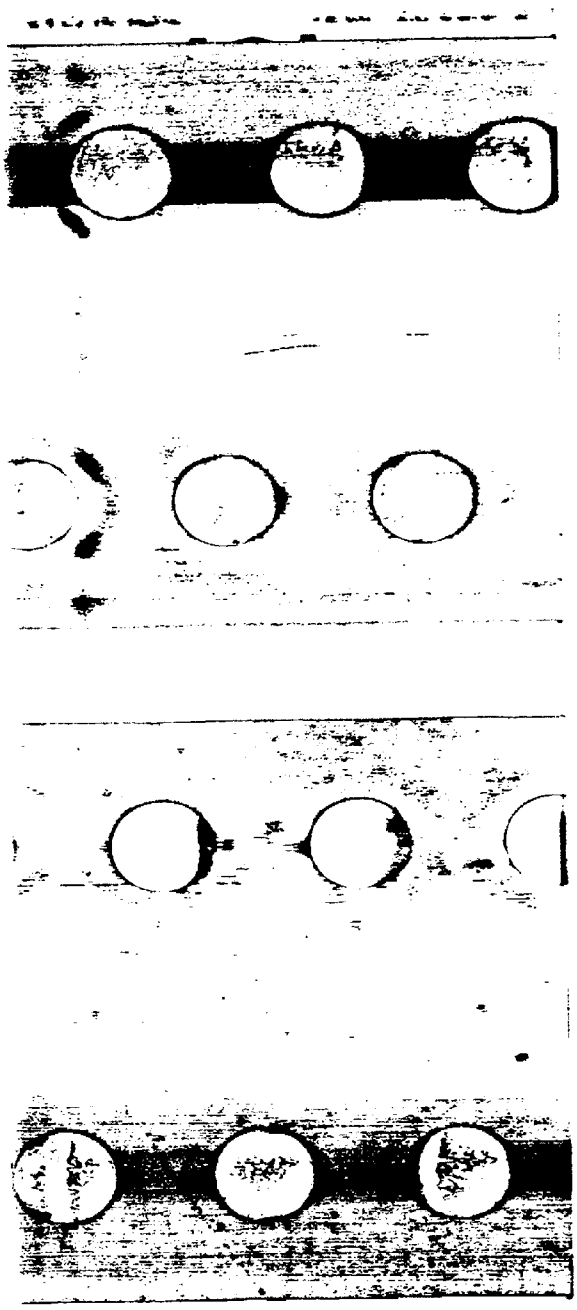
Phillips Builders, Inc.

TO

James P. Hartbarger, unmarried

Judith Kay Gaffney, unmarried

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7883 PAGE 758

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	
				166900.00
			CON TX	550.77
			PRFEE	1.00
			MIEED	6.00
			TOTAL	557.77

CHECK 557.77

07/07/89 01 13:44 0001 3115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4754 I.

IDENTIFICATION REFERENCE

Jul 7 1 42 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226826