STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,525.00

Michael R. Rankhorn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 89.

Notary Public

MY COMMISSION EXPIRES 10-9-92
(AFFIX SEAL)

BOOK 7901 PAGE 289

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
Michael R. Rankhorn et ux (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	P/O 53-5
1412 Apache Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	

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 Michael R. Rankhorn and his wife, Paula M. Rankhorn

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. 49-B, on the Plan of Kimbolton, Phase II, as shown on plat of record in Plat Book 6900, Page 946 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 672 and Book 7304, Page 279, 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, said Register's Office.

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

5.3 3 0.2

IDENTIFICATION REFERENCE

JUL 31 8 54 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

0150 07/31 0101 03CHECK 233.05

unimproved ( )
This is improved (XX) property, known as 1412 Apache Lane, (House Number) (Street) Madison, TN 37115 (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 27th day of July, 19 89

Phillips Builders, Inc.
By: Jackie Shires, VP
Jackie Shires, Vice-President
Attest:

STATE OF TENNESSEE
Davidson County

BOOK .PAGE

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/ ~~XXXXXXXXXXXXXXX~~ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice-President her oath herself Phillips Builders, Inc. /and/ ~~_____~~ respectively of the /and/ ~~_____~~ the within named bargainor, a corporation, and that 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 acknowledging the same by the said/ /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 27th day of July, 19 89.

My commission expires 10-9-91

Notary Public

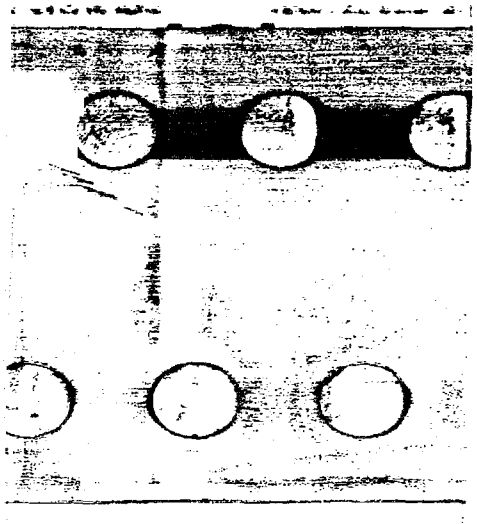
SHIRLEY D. [illegible] NOTARY PUBLIC AT LARGE TENNESSEE

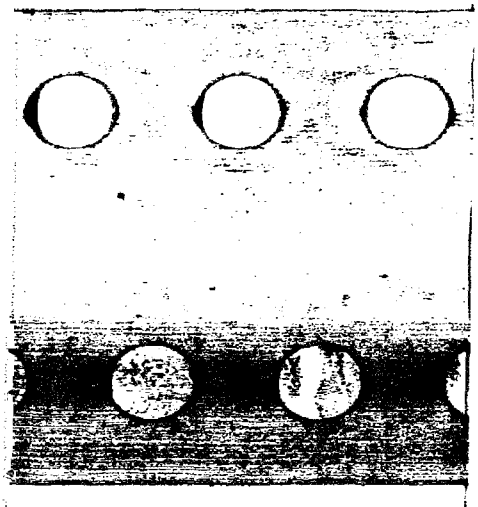
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Michael R. Rankhorn
Paula M. Rankhorn

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 **7901** PAGE **291**

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 68525.00
CON TX 226.05
PRFEE 1.00
WDEED 6.00
TOTAL 233.05
CHECK 233.05

07/31/89 01 08:55 0001 0150

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5330.2

IDENTIFICATION

JUL 31 8 54 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233753