File Box 43

BOOK 8101 PAGE 54

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 90.

Notary Public

MY COMMISSION EXPIRES 1/23/94
(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
Billy J. Davis et ux (NAME)	Citizens & Southern Mortgage Corporation (NAME)	
1317 Ravenna Court South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	150-3-356
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	2D 76482

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 Billy J. Davis and his wife, Debra L. Davis

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. 410 on the plan of Section Nine, "The Country", of record in Book 6900, Pages 285 and 286, Register's Office for said County.

SAID Lot No. 410 fronts 35.00 feet on the easterly margin of Revenna Court South and extends back 118.73 feet on the northerly line and 167.83 feet on the southerly line to a broken line in the rear measuring 163.37 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation, and Philhall Corp., a Tennessee Corporation by deed from Phillips Builders, a partnership composed of Randall L. Phillips, Harry Edward Phillips and Randall Phillips, of record in Book 7195, page 100 and a Deed of Correction filed of record in Book 7225, Page 222, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. and Philhall Corp. now known as Phillips Builders, Inc., by instrument 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.

unimproved ( )
This is improved, (XX) property, known as 1317 Ravenna Court South (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 27th day of April, 1990

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

STATE OF TENNESSEE
Davidson County

BOOK 8101 PAGE 55

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 Roark or proved to me upon the basis of satisfactory evidence ~~and~~ _____ with whom I am personally acquainted ~~and~~ who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Vice President ~~and~~ _____ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~they~~ she 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 Roark as such Vice President ~~, and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 27th day of April, 19 90.

My commission expires 1/23/94

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Billy J. Davis

Debra L. Davis

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

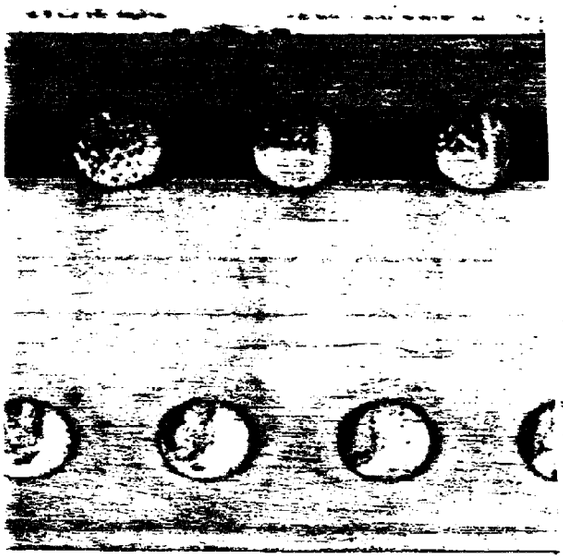
23482

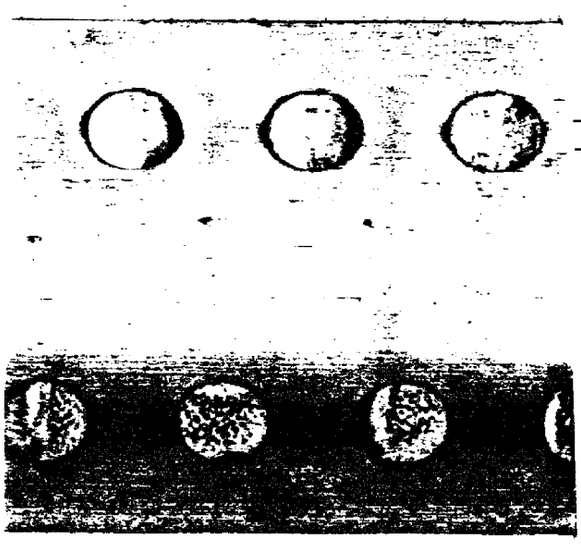
IDENTIFICATION REFERENCE

MAY 2 1 20 PM '90

DAVIDSON COUNTY, TN

3202 05/02 0101 03CHECK 392.77





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

RECEIVED OF _____

FOR _____

BOOK 8101 PAGE 56

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				116900.00
			CON TX	385.77
			PRFEE	1.00
			WDEED	6.00
			TOTAL	392.77
			CHECK	392.77

05/02/90 01 13:21 0001 8202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2348.2

IDENTIFI REFERENCE

MAY 2 1 20 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 315696