Bot 51 BOOK 8113 PAGE 918

This instrument prepared by: Hugh W. Entrekin, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Phillips Builders, Inc. 2910 Kraft Drive Nashville, TN 37204	SAME	87-18 87-126

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $453,700.00.

AFFIANT

Sworn to and subscribed before me this 22 day of May, 1990.

NOTARY PUBLIC

My commission expires: 7-13-91

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, **THELMA R. ZANETIS,** hereinafter called Grantor, has bargained and sold, and by these presents does 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 the same property conveyed to Thelma R. Zanetis by deed from Country Creations, Inc. of record in Book 5408, page 534, 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 Grantee that she is lawfully seized and possessed of said property, that she has a good right to convey it, and that the same is unencumbered except for:

1. Current years taxes which are being prorated and assumed by Grantee.

2. All matters shown on the Plan of record in Book 5060, page 48, Register's Office for Davidson County, Tennessee.

AND GRANTOR further covenants and binds herself, her 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. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

ALEXANDER W. ZANETIS, being the spouse of THELMA R. ZANETIS, joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest he may have in the property conveyed herein as a result of his marital status.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of May, 1990.

Thelma R. Zanetis
THELMA R. ZANETIS

Alexander W. Zanetis
ALEXANDER W. ZANETIS

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 THELMA R. ZANETIS and husband, ALEXANDER W. ZANETIS, 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, this 22 day of May, 1990.

M. W. Schut
NOTARY PUBLIC

My commission expires: 7-13-91

HUGH W. PERKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

Job No. 89059
Farmingham - Tract 1

PROPERTY DESCRIPTION

Land lying in the Fourth Civil District of Nashville, Davidson County, Tennessee, being a part of the Thelma R. Zanetis property, of record in Deed Book 5408, Page 534, R.O.D.C., and being further described as follows:

Beginning at an old concrete monument in the westerly margin of New Hope Road, said monument being the northeast corner of the Allene Bruce property, of record in Deed Book 7383, Page 181, R.O.D.C., and also being 3,506 +/- feet in a northerly direction from Central Pike;

Thence, with Bruce's northerly line and the Regent Park Development Company, Inc., of record in Deed Book 6411, Page 662, R.O.D.C., northerly line, N 85° 02' 00" W, 680.09 feet to an old concrete monument;

Thence, continuing with the boundaries of Regent Park Development Company, Inc., S 04° 42' 59" W, 111.39 feet to an old iron pin at a 36 inch oak tree;

Thence, continuing with the boundaries of Regent Park Development Company, Inc., N 84° 53' 09" W, 664.00 feet to a new iron pin;

Thence, continuing with the boundaries of Regent Park Development Company, Inc., S 11° 10' 36" W, 13.20 feet to an 18 inch cedar tree, said tree also being the northeast corner of Mexie H. Frierson, of record in Deed Book 6822, Page 418, R.O.D.C.;

Thence, leaving Regent Park's line and with Frierson's northerly line, N 86° 49' 26" W, 90.59 feet to a new iron pin;

Thence, leaving Frierson's line and with a new line, N 01° 08' 05" W, 181.64 feet to a new iron pin in a curve;

Thence, with said curve to the left, having a radius of 555.00 feet, a chord being N 87° 39' 11" E - 23.48 feet, and a delta of 02° 25' 28", a length of 23.48 feet to a new iron pin;

Thence, leaving said curve, N 03° 33' 32" W, 160.00 feet to a new iron pin;

Thence, N 89° 26' 17" E, 129.96 feet to a new iron pin;

Thence, N 45° 51' 43" E, 103.04 feet to a new iron pin;

Thence, N 20° 33' 56" E, 97.84 feet to a new iron pin;

Thence, N 19° 33' 47" W, 89.76 feet to a new iron pin;

PROPERTY DESCRIPTION CONTINUED:

Thence, N 41° 25' 24" W, 92.63 feet to a new iron pin;

Thence, N 85° 57' 39" W, 65.42 feet to a new iron pin;

Thence, N 07° 06' 29" W, 112.51 feet to a new iron pin in a curve;

Thence, with said curve to the right, having a radius of 375.00 feet, a chord being N 87° 20' 08" E - 58.11 feet, and a delta of 8° 53' 14", a length of 58.17 feet to a new iron pin;

Thence, N 01° 46' 45" E, 167.33 feet to a new iron pin in E. C. Binkley's southerly line, of record in Deed Book 1426, Page 135, R.O.D.C.;

Thence, with Binkley's southerly line, S 85° 16' 55" E, 696.73 feet to an old concrete monument, said monument being Elizabeth Franks' northwesterly corner, of record in Deed Book 7672, Page 560, R.O.D.C.;

Thence, with Franks' westerly line and R.L. Fowler's westerly line, of record in Deed Book 6202, Page 515, R.O.D.C., S 04° 33' 17" W, 624.10 feet to an old concrete monument, said monument being Foweler's southwesterly corner;

Thence, with Fowler's southerly line and Charles Graves' southerly line, of record in Deed Book 2135, Page 245, R.O.D.C., S 85° 07' 51" E, 675.89 feet to an old iron pin in the westerly margin of New Hope Road;

Thence, with the westerly margin of said road, S 04° 56' 28" W, 210.24 feet to the point of beginning.

Containing 18.21 acres, more or less.

Included in the above description is an old cemetery containing 0.31 acres, more or less.

Job No. 89059
Farmingham - Tract 2

PROPERTY DESCRIPTION

Land lying in the Fourth Civil District of Nashville, Davidson County, Tennessee, being a part of the Thelma R. Zanetis property, of record in Deed Book 5408, Page 534, R.O.D.C., and being further described as follows:

Beginning at an old concrete monument, said monument being the most southwesterly corner of the Zanetis' property and being in the easterly line of Harold Ewin, of record in Deed Book 5311, Page 98, R.O.D.C.;

Thence, with Harold Ewin's easterly line, and the easterly line of Bessie Ewin, of record in Deed Book 5739, Page 366, R.O.D.C., N 05° 08' 08" E, 378.91 feet to a new iron pin;

Thence, leaving Ewin's line, and with a new line, S 84° 49' 13" E, 350.00 feet to a new iron pin;

Thence, N 05° 08' 08" E, 59.44 feet to a new iron pin in a curve;

Thence, with said curve to the right, having a radius of 425.00 feet, a delta angle of 41° 19' 52", and a chord being, N 25° 48' 04" E - 299.98 feet, a length of 306.58 feet to a new iron pin;

Thence, leaving said curve, S 43° 32' 00" E, 118.43 feet to a new iron pin;

Thence, S 73° 26' 55" E, 33.27 feet to a new iron pin;

Thence, N 89° 31' 26" E, 33.51 feet to a new iron pin;

Thence, N 59° 44' 42" E, 98.10 feet to a new iron pin;

Thence, S 85° 57' 39" E, passing over a new iron pin at 28.60 feet, a distance of 94.02 feet to a new iron pin;

Thence, S 41° 25' 24" E, 92.63 feet to a new iron pin;

Thence, S 19° 33' 47" E, 89.76 feet to a new iron pin;

Thence, S 20° 33' 56" W, 97.84 feet to a new iron pin;

Thence, S 45° 51' 43" W, 103.04 feet to a new iron pin;

Thence, S 89° 26' 17" W, 129.96 feet to a new iron pin;

Thence, S 03° 33' 32" E, 160.00 feet to a new iron pin in a curve;

Job No. 89059
Framingham - Tract 2

PROPERTY DESCRIPTION CONTINUED

Thence, with said curve to the right, having a radius of 555.00 feet, a delta angle of 02° 25' 28", and a chord being S 87° 39' 11" W - 23.48 feet, a length of 23.48 feet to a new iron pin;

Thence, leaving said curve, S 01° 08' 05" E, 181.64 feet to a new iron pin in Mexie Frierson's northerly line, of record in Deed Book 6822, Page 418, R.O.D.C.;

Thence, with Frierson's northerly line, N 86° 49' 26" W, 688.08 feet to the point of beginning.

Containing 9.05 acres, more or less.

Job No. 89059
Farmingham -Tract 3

PROPERTY DESCRIPTION

Land lying in the Fourth Civil District of Nashville, Davidson County, Tennessee, being a part of the Thelma R. Zanetis property, of record in Deed Book 5408, Page 534, R.O.D.C., and being further described as follows:

Beginning at an old iron pin, said pin being the northwesterly corner of the Zanetis' property and the northeasterly corner of Albert Jones, of record in Deed Book 5285, Page 582, R.O.D.C., said pin also being in Robert Williamson's southerly line, of record in Deed Book 4321, Page 852, R.O.D.C.;

Thence, with Williamson's southerly line, S 84° 49' 13" E, 601.39 feet to an old cornerstone, said cornerstone being a common corner of Williamson and E.C. Binkley, of record in Deed Book 1426, Page 135, R.O.D.C.;

Thence, leaving Williamson's line, and with Binkley's southerly line, S 85° 16' 55" E, 141.87 feet to a new iron pin;

Thence, leaving Binkley's line, and with a new line, S 01° 46' 45" W, 167.33 feet to a new iron pin in a curve;

Thence, with said curve to the left, having a radius of 375.00 feet, a delta angle of 08° 53' 14", and a chord being, S 87° 20' 08" W - 58.11 feet, a lenght of 58.17 feet to a new iron pin;

Thence, leaving said curve, S 07° 06' 29" E, 112.51 feet to a new iron pin;

Thence, N 85° 57' 39" W, 28.60 feet to a new iron pin;

Thence, S 59° 44' 42" W, 98.10 feet to a new iron pin;

Thence, S 89° 31' 26" W, 33.51 feet to a new iron pin;

Thence, N 73° 26' 55" W, 33.27 feet to a new iron pin;

Thence, N 43° 32' 00" W, 118.43 feet to a new iron pin in a curve;

Thence, with said curve to the left, having a radius of 425.00 feet, a delta angle of 41° 19' 52", and a chord being S 25° 48' 04" W - 299.98 feet, a length of 306.58 feet to a new iron pin;

Thence, leaving said curve, S 05° 08' 08" W, 59.44 feet to a new iron pin;

CONT'D NEXT PAGE

Job No. 89059
Farmingham - Tract 3

PROPERTY DESCRIPTION CONTINUED

Thence, N 84° 49' 13" W, 350.00 feet to a new iron pin in Bessie Ewin's easterly line, of record in Deed Book 5739, Page 366, R.O.D.C;

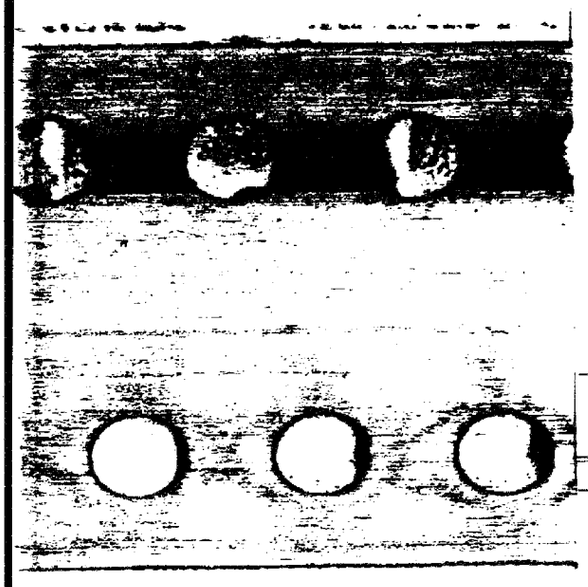
Thence, with Ewin's easterly line, and Cornelia Edwards' easterly line, of record in Deed Book 6186, Page 38, R.O.D.C., and the aforementioned Albert Jones' easterly line, N 05° 08' 08" E, 600.00 feet to the point of beginning.

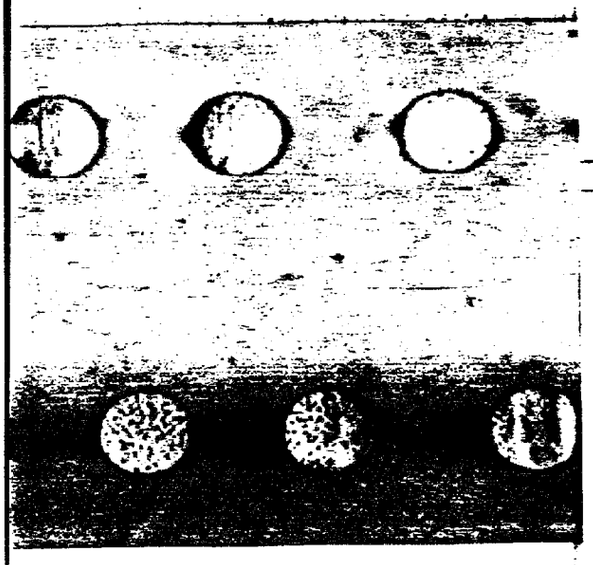
Containing 7.64 acres, more or less.

3673 05/22 0101 03CHECK 1522.21

27929

Mar 22 12 14 PM '90





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

RECEIVED OF _____

FOR _____

Book 8113 Page 925-A

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 453700.00	
			CON TX 1497.21	
			PRFEE 1.00	
			WDEED 24.00	
			TOTAL 1522.21	
			CHECK 1522.21	
05/22/90	01	12:14 0001 3673		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27929

IDENTIFICATION REFERENCE

MAY 22 12 14 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 321096