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FORM NO. WD-1

6427
99-980900-5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,381.00

David L. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF May, 19 90.

Notary Public

MY COMMISSION EXPIRES: 11/16/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Carter (NAME)	Fidelity Federal Savings & Loan (NAME)	53-13-42
1524 Joe Pyron Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 David L. Carter and wife, Angela B. Carter

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. 95, Kimbolton Subdivision, Phase One, of record in Plat Book 6900, pages 276, 277 and 278, amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 80.0 feet on the southeasterly side of Joe Pyron Drive and runs back 187.50 feet between parallel lines to a line in the rear which measures 80.0 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Bettye Ritchie Casey and husband Gerald Casey, Andy T. Ritchie, IV, and wife, Phyllis Ritchie, Edward Ritchie and wife, Ame Ritchie, and Joan Ritchie, a Femme Sole, of record in Book 6746, page 672, Register's Office for Davidson County, Tennessee, said Register's Office. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, page 203, said Register's Office, dated June 30, 1987.

This conveyance is subject to restrictive covenants of record in Book 7265, page 655, Declarations of Covenants, Conditions & Restrictions of record in Book 7464, page 969, amended in Book 7470, page 126 and Book 7799, page 50, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved (XX) improved ( ) property, known as 1524 Joe Pyron Drive, Madison, Tennessee 37115
(House Number) (Street) (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 it, 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 his hand this 30th day of May, 19 90

Phillips Builders, Inc.
By: Jackie Roark, Vice-President

STATE OF TENNESSEE
Davidson County

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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared _____
Jackie Roark

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____
Vice-President
_____ of the ~~Phillips Builders, Inc.~~
a corporation, and that he as such ~~Vice-President~~, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____
Vice-President

Witness my hand and official seal at ~~Nashville~~, ~~Tenn.~~, this ~~30th~~ day of ~~May~~, 19~~90~~.

_____ Notary Public

Commission Expires 11/10/91

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

David L. Carter and wife, Angela B. Carter

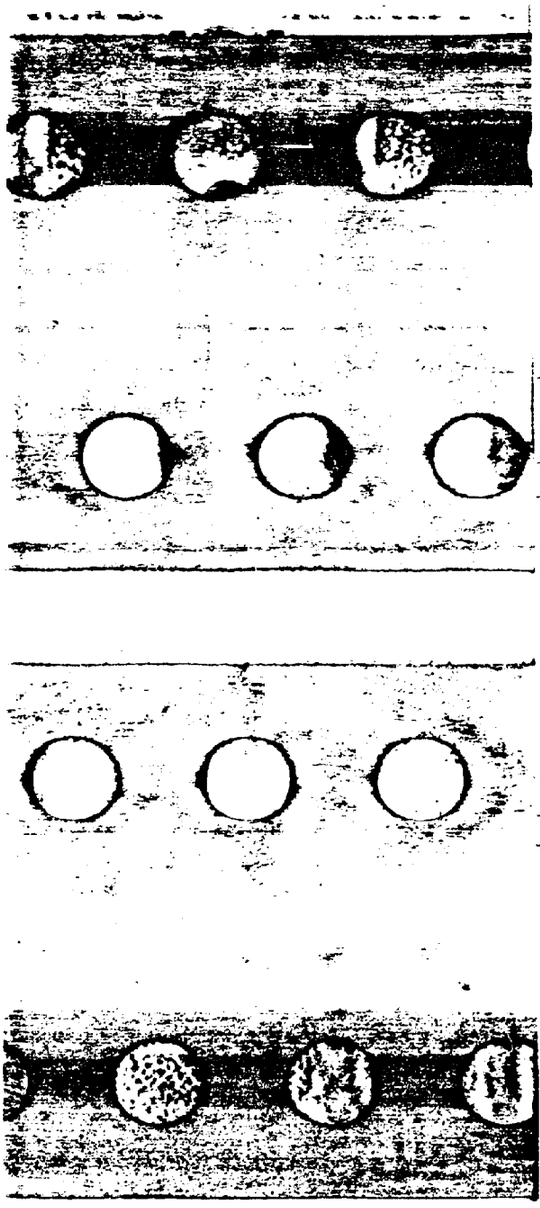
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIF. REFERENCE

30110

JUN 1 9 32 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7868 06/01 0101 03CHECK 308.62



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 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 91381.00
				CON TX 301.62
				PRFEE 1.00
				MTEED 6.00
				TOTAL 308.62
				CHECK 308.62
06/01/90		01		09:31 0001 5968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30110

IDENTIF. REFERENCE

JUN 1 9 32 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323677