45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF June 90

Notary Public

MY COMMISSION EXPIRES 5 [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Phillips Builders, Inc. (NAME)	New Owner (NAME)	96-16-0-A
325 Lake Brink Drive (STREET ADDRESS OR ROUTE NUMBER)	2910 KRAFT (STREET ADDRESS)	13CO
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37204 (CITY) (STATE) (ZIP)	03D91177

FOR AND 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, Todd Winstead Berry and wife, Carolyn M. Berry,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillips Builders, Inc.

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

BEING Lot No. 13, on the plan of Larchwood, Phase One, Section One, a Planned United Development, of record in Plat Book 6200, Page 51, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Todd Winstead Bery, unmarried by deed from Bill A. Wright and wife, Betty T. Wright, of record in Book 6867, Page 933, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 6299, page 152, (re-recorded in Book 6301, page 82, and Book 6301, page 96) said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6391, Page 449, and Book 6391, page 459, Register's Office for said County.

[illegible] Jun 29 10 20 AM '90

This is ( ) unimproved ( ) property, known as 325 Lake Brink Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
XX improved

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 heir 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 my hand this 27th day of June, 19 90

Carolyn M. Berry

Todd Winstead Berry

BOOK 8141 PAGE 625

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 Todd Winstead Berry and wife, Carolyn M. Berry

the bargainor S with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage Tennessee, this 27th day of June 1990

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me a Notary Public within and for the State and County aforesaid personally appeared and with whom I am personally acquainted/and who upon (his oath himself (their several oaths) acknowledged (themselves) to be the (or proved to me on the basis of satisfactory evidence) and respectively of the the within named bargainor and corporation and that (he) as such (they) and being authorized so to do execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Todd Winstead Berry
Carolyn M. Berry

TO

Phillips Builders, Inc.

RETURN TO:

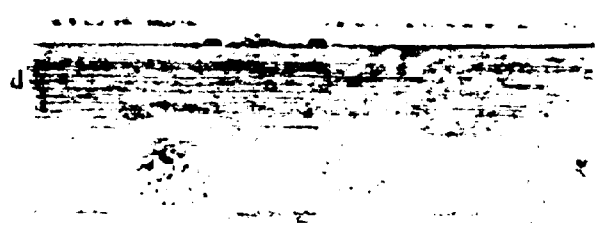
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

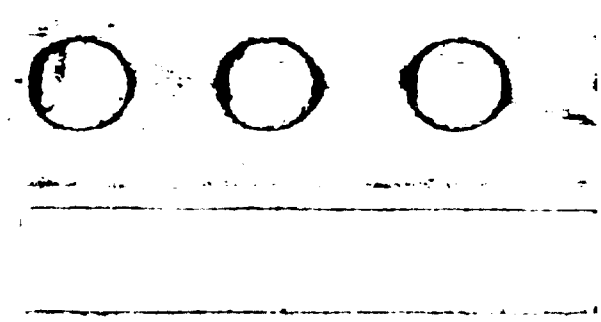
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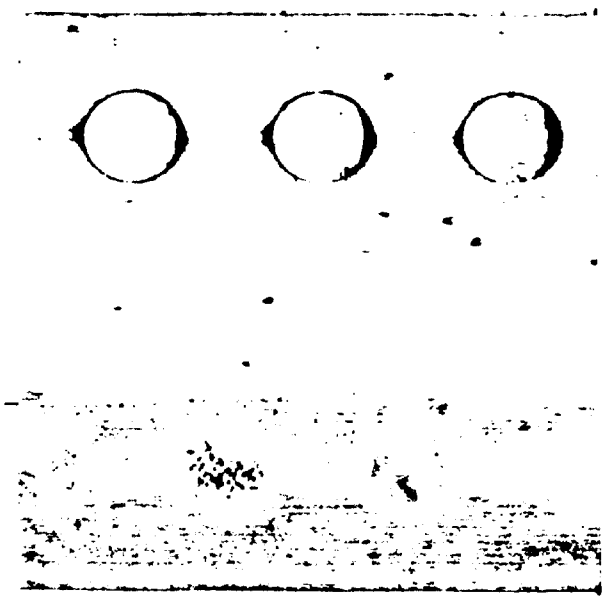
5137 06/29 0101 03CHECK 172.00

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW

25 Century Blvd., Suite 202
Nashville, TN 37214







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

RECEIVED OF _____

FOR _____

BOOK 8141 PAGE 626

CC CONVEYANCE
MG 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	50000.00
			CON TX	165.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	172.00
			CHECK	172.00
06/29/90	01		10:29 0001	5137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.8.1.6

JUN 29 10 28 AM '90

No. 332732