BOOK 8145 PAGE 775

FILE IN BOX #14
FORM NO. WD-1
DLC #6504

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,700.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
ELLIOT D. FELLER etux (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	MAP 141-15-D
7501 Staffordshire Drive (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	PARCEL 3
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219-3736 (CITY) (STATE) (ZIP)	FB#: 9D-79674

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., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELLIOT D. FELLER AND WIFE, DONNA L. FELLER, as tenants by the entirety

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. 3 on the Plan of "Sheffield" on the Harpeth, Phase I, as of record in Book 6900, Pages 10 and 11, Register' Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, now known as Phillips Builders, Inc., by Deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips, of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee. Phillips Builders, Inc., is successor in interest by virtue of Articles of Merger of record in Book 7298, Page 203, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6925, Page 900, said Register's Office; By-Laws of "Sheffield" on the Harpeth Homeowners' Association of record in Book 7145, Page 964, 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 Grantees herein.

unimproved ( ) This is improved (XX) property, known as 7501 Staffordshire Drive, Nashville, Tennessee 37221
(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 June, 19 90

PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION

By: Jackie Roark V.P.
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~~ herself to be the Vice President of the ~~PHILLIPS BUILDERS, INC.~~ a corporation, and that ~~he~~ she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Vice President.

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

_____ Notary Public

Commission Expires 11/10/91

39046

IDENTIFICATION REFERENCE

JUL 3 4 22 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED TAX $0.00 CHECK

WARRANTY DEED

FROM

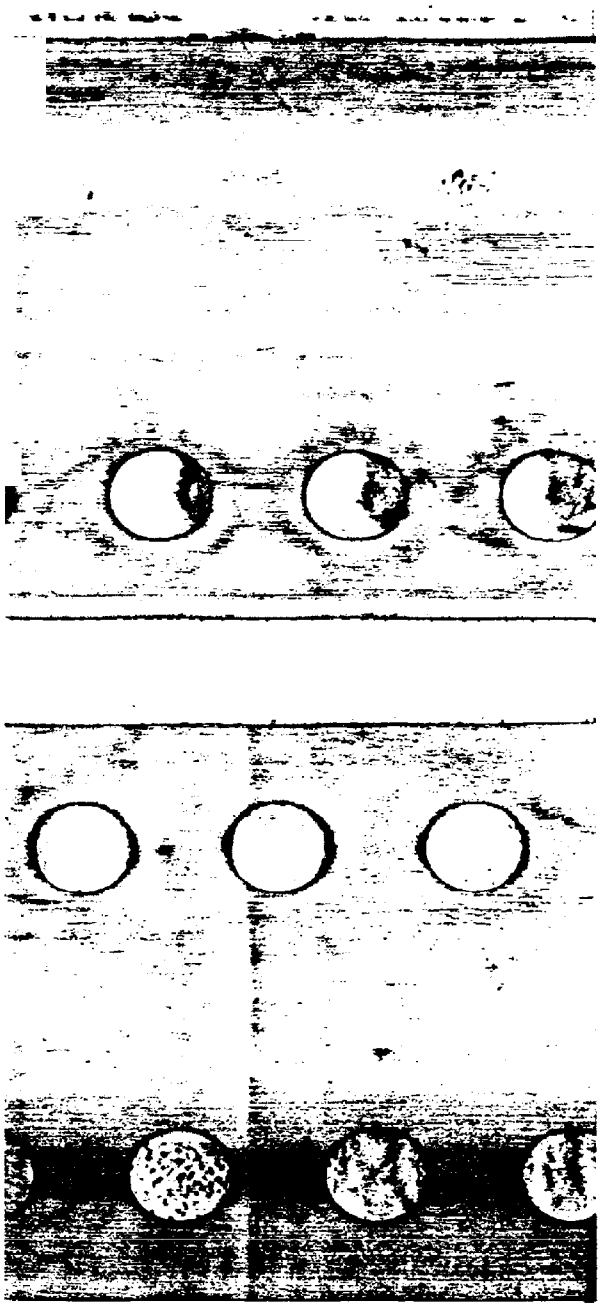
PHILLIPS BUILDERS, INC., A ~~TENNESSEE CORPORATION~~

TO

ELLIOT D. FELLER AND WIFE, DONNA ~~L. FELLER~~

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.



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
166700.00
CON TX 550.11
PRFEE 1.00
WDEED 6.00
TOTAL 557.11
CHECK 557.11
07/03/90 01 16:24 0001 7220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39046

IDENTIFI REFERENCE

Jul 3 4 22 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334106