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FORM NO. WD-1

6748J
99-981136-3

Box 14

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Rick Surguine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 19 90

Notary Public

MY COMMISSION EXPIRES: 7/28/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, 13th Floor, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Surguine	Fidelity Federal Bank, a Federal	Map 26-6
(NAME)	(NAME)	
106 Swanton Court	401 Union Street	Parcel 107
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee 370	Nashville, Tennessee 37219	GO-20864
(CITY) (STATE) (P. O. ZIP)	(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 Rick Surguine, unmarried

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. 288 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, page 549, amended in Book 7649, page 288, Register's Office for Davidson County, Tennessee.

Said Lot No. 288 fronts 42.23 feet on the northeasterly side of Swanton Court and runs back 124.68 feet on the southerly lot line and 112.52 feet on the westerly lot line to a line in the rear which measures 174.57 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee as of record in Book 6100, page 617, amended in Book 6201, page 391, and Book 6297, page 207, 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 Declaratioan of Restrictive Covenants of record in Book 6406, Page 929, By-Laws in Book 6406, page 942, 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~~ / ~~improved~~ property, known as 106 Swanton Court, Goodlettsville, Tennessee 37072
(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 seised 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 28th day of September, 19 90

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

STATE OF TENNESSEE
Davidson County

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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 ~~Sr. Vice-President~~ _____ of the ~~Phillips Builders, Inc.~~ a corporation, and that he as such ~~Sr Vice-President~~ executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as ~~Sr. Vice-President~~

Witness my hand and official seal at Nashville, Tenn, this ~~18th~~ day of ~~September~~, 19 90.

Commission Expires 1-23-94 Juliet Reade Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Rick Surguine, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

61485

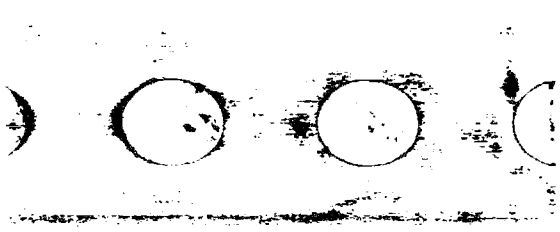
IDENTIF. REFERENCE

OCT 1 3 15 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

297.40 TO 001 CHECK





OFFICIAL RECEIPT

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

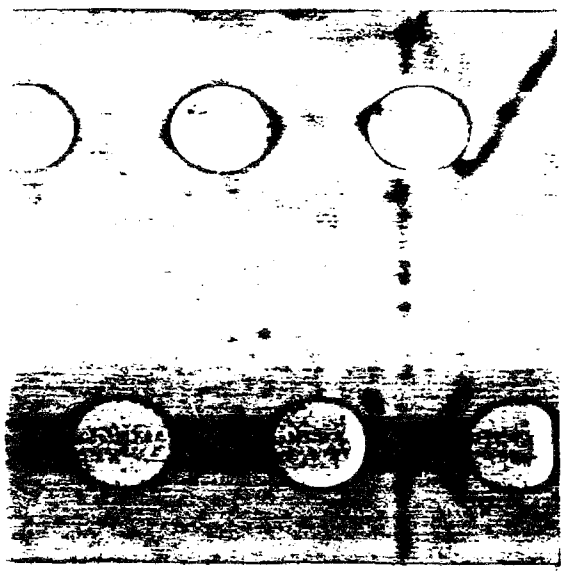
RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 88000.00
CON TX 290.40
PRFEE 1.00
WDEED 6.00
TAX 297.40
CHECK 297.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/01/90 01 15:17 0001 6110

61485

IDENTIF. TREFERENCE

OCT 1 3 15 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360402