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file Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,900.00

Andre Babkowski
Affiant

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

Notary Public

MY COMMISSION EXPIRES 1-23-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Andre Babkowski et ux (NAME)	Sovran Mortgage Corporation (NAME)	53-13-86
308 Chesterfield Circle (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	11D-94305
Madison, TN 37115 (CITY) (STATE) (P O ZIP)	Richmond, VA 23219 (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 Andre Babkowski and his wife, Ann Babkowski

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. 19 on the plan of Phase I, Kimbolton, of record in Book 6900, Pages 276, 277 and 278, amended in Book 7577, Page 553, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 70.70 feet on the northerly margin of Chesterfield Circle and extends back 159.92 feet on the westerly line and 146.93 feet on the easterly line to a dead line in the rear measuring 132.99 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 672 and Book 7304, Page 279 Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

76957

IDENTIF. REFERENCE

Dec 4 12 32 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 308 Chesterfield Circle, (House Number) (Street) Madison, TN 37115 (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 ti, 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 28th day of November, 1990

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

Attest:/

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, 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_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark or proved to me upon the basis of satisfactory evidence and _____ with whom I am personally acquainted and who upon ~~(his oath)~~ her oath acknowledged ~~(himself)~~ herself to be the Sr. Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~she~~ (they) as such Sr. Vice President and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Roark as such Sr. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 28th day of November, 19 90.

My commission expires 1/23/94

_____
Notary Public

WARRANTY DEED

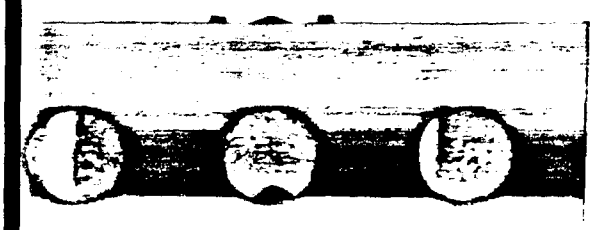
FROM
Phillips Builders, Inc.

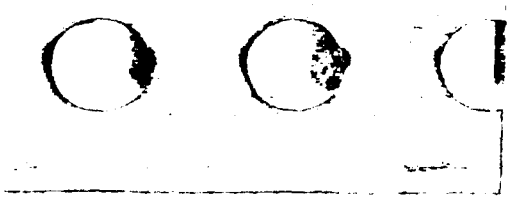
TO
Andre Babkowski

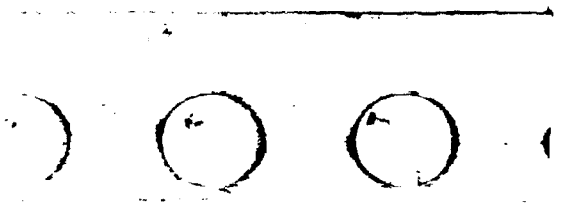
Ann Babkowski

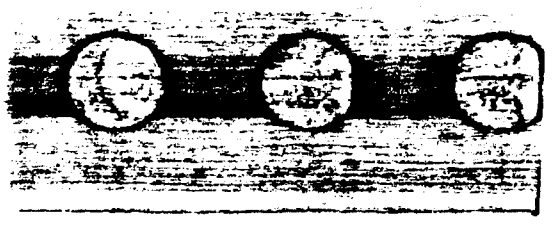
6046 12/04 0101 03CHECK 316.87

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201









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	93900.00
CON TX	309.87
PRFEE	1.00
WDEED	6.00
TOTAL	316.87
CHECK	316.87

12/04/90 01 12:31 0001 6046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76957.

IDENTIF. REFERENCE

DEC 4 12 32 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378517