File Box 43

This Instrument Prepared By:
Richard Dance
Attorney at Law
3212 West End Avenue
Nashville, Tennessee 37219

Send Tax Bills To:

2910 Kraft Drive
Nashville, TN 37204

New Owner is:
Phillips Builders, Inc.

Map-Parcel Numbers
143-2-C-27

Jacky Rowe, Sr. V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00 .

Affiant

Subscribed and sworn to before me this 21 day of December, 1990.

My commission expires: 1/23/94

Notary Public

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, FRED C. DANCE, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said PHILLIPS BUILDERS, INC. referred to as Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 27 on the Plan of Harpeth Knoll Subdivision, of record in Book 5200, Page 764, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.
>
> BEING the same property conveyed to Fred C. Dance by Deed from Morris Eshaghpour Contracting Corporation of record in Book 6597, Page 224, Register's Office for Davidson County, Tennessee.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Harpeth Knoll; and including the requirement that all owners of lots in Harpeth Knoll be members of the Harpeth Knoll Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for

This is improved property known as 723 Harpeth Trace Drive Unit 27, Nashville, TN 37221

a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and recorded in Book 6280, Page 478, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Harpeth Knoll Subdivision, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Harpeth Knoll Subdivision) is vested in Harpeth Knoll Homeowners' Association for the common enjoyment of all members of said Association.

4. Obligation for prorata share of insurance coverage on common elements, buildings and other hazards as determined by the Board. Said insurance to be secured by the Association.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest therto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered, except 1990 taxes which have been prorated and assumed by the Grantees.

The Grantor does further covenant and bind itself and its heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Lorrie W. Dance, wife of Fred C. Dance joins in the execution of this Deed so as to transfer any and all interest that she might have to the property described above.

WITNESS our hands this 21st day of December, 1990.

FRED C. DANCE

Fred C. Dance

Lorrie W. Dance

Lorrie W. Dance

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared FRED C. DANCE and LORRIE W. DANCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of December, 1990.

Notary Public

My Commission Expires: 1/23/94

LMP/DANCE.WARRANTY

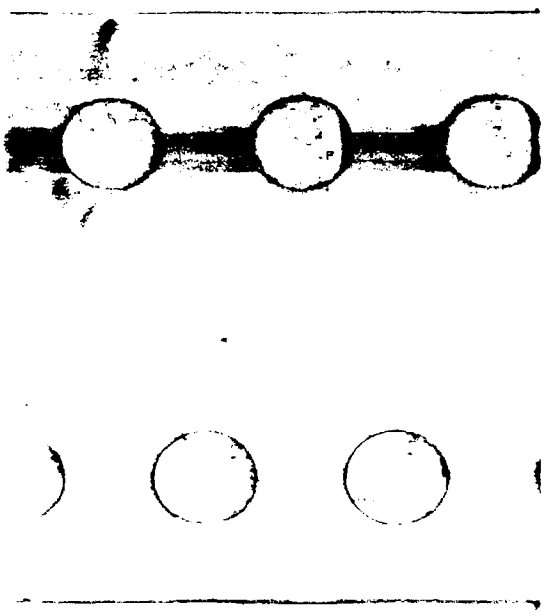
2959 12/31 0101 03CHECK 340.00

82497

IDENTIF. TREFERENCE

Dec 31 10 28 AM '90

FELIX Z. DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

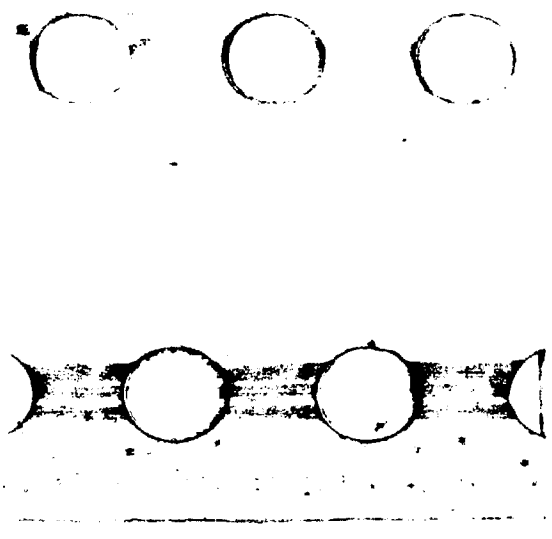
BOOK 8266 PAGE E 268

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 100000.00
CON TX 330.00
PRFEE 1.00
WDEED 9.00
TOTAL 340.00
CHECK 340.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/31/90 01 10:26 0001 2959



82497.

IDENTIF. REFERENCE

DEC 31 10 28 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 385330