BOOK 8297 PAGE 263 FILE IN BOX #14

FORM NO. WD-1
#6919-4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,199.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 1991

Notary Public

MY COMMISSION EXPIRES: 11/10/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Brian Michael Durden (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 050-03B-033CO
1035 Mulberry Way (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 Brian Michael Durden and wife, Pamela Rae Durden, 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. 33 on the Plan of Mulberry Downs, Phase I, of record in Book 6900, page 940, amended in Book 7900, pages 84 thru 88, said Register's Office.

Said Lot No. 33 fronts 62.27 feet on the southerly side of Mulberry Way and runs back 105.00 feet on the southeasterly lot line and 109.57 feet on the northwesterly lot line to a line in the rear which measures 32.79 feet thereon.

Description derived from recorded plat as set out above prepared by Thomas Y Miller, 750 Old Hickory Boulevard, Brentwood, Tennessee, 37013, Registration No. 1515.

Being the same property conveyed to Phillips Builders, Inc. by deed from George T. Hicks and wife, Sallie R. Hicks as of record in Book 7770, page 859, and Book 7855, page 630, said Register's Office.

THIS conveyance is subject to Declaration of covenants of record in Book 8053, Page 316, 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 (XX) improved property, known as 1035 Mulberry Way, Nashville, Tennessee 37207
(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 its hand this 19th day of February, 19 91

Phillips Builders, Inc.

By:

JACKIE ROARK, SR. 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 Sr. Vice President of the ~~Phillips Builders, Inc.~~, a corporation, and that ~~she~~ as such Sr. Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Sr. Vice President

Witness my hand and official seal at ~~Nashville~~, ~~Tenn.~~, this ~~19th~~ day of ~~February~~, 19~~91~~.

_____ Notary Public

Commission Expires 11/10/91

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Brian Michael Durden and wife,
Pamela Rae Durden

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

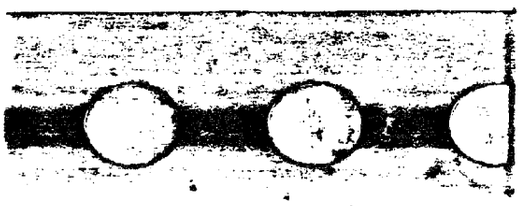
94579

IDENTIF. REFERENCE

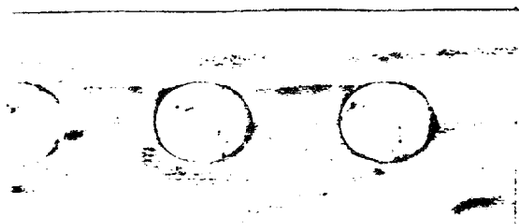
FEB 22 1 24 PM '91

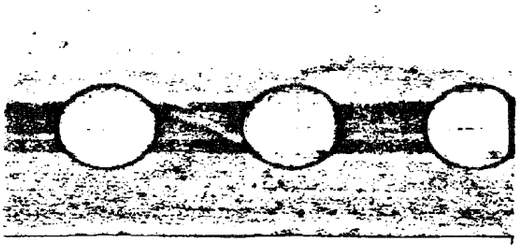
FELIX Z. HILSMAN, REGISTER
DAVIDSON COUNTY TN.

8894 02/22 0101 02CHECK 298.25









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8297 PAGE 265

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 79199.00
CON TX 261.36
PRFEE 1.00
WDEED 6.00
TOTAL 268.36
CHECK 268.36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/22/91 01 13:24 0001 8894

94579

IDENTIF. REFERENCE

FEB 22 1 24 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 399150