This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

Box 57

BOOK 8303 PAGE 659

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Phillips Builders, Inc. 2910 Kraft Avenue Nashville, Tennessee 37204	SAME	Map 64 Parcels 81 & 90

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT L. EATHERLY (a/k/a R. L. EATHERLY), TRUSTEE, hereinafter sometimes called "Grantor") does hereby transfer and convey unto PHILLIPS BUILDERS, INC., a Tennessee corporation, its successors and assigns, all his right, title and interest in and to the property described on the attached Exhibit "A".

> Being the same property conveyed to R. L. Eatherly, Trustee, with full power to mortgage, sell, transfer and convey, without joinder of beneficiary, by Special Warranty Deed from J. R. Freeman, Trustee, of record in Book 6386, page 77, Register's Office for Davidson County, Tennessee and being the same property conveyed to Robert L. Eatherly, Trustee with full power to sell, transfer, convey and mortgage, without the joinder of any beneficiary, by deed from Cary Development Company, Inc., and James E. Cary, individually, of record in Book 7350, page 453, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Phillips Builders, Inc., its successors and assigns, forever.

AND Robert L. Eatherly, Trustee does covenant with the said Phillips Builders, Inc. that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for current year's taxes which are being prorated between the parties and matters shown on plans of record in Book 5200, page 266, and Book 6250, page 100, Register's Office for Davidson County, Tennessee.

AND Robert L. Eatherly, Trustee does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Phillips Builders, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 4th day of March, 1991.

Robert L. Eatherly, Trustee

Robert L. Eatherly, Trustee

96898

IDENTIF. REFERENCE

Mar 5 9 07 AM '91

KELLY ... CLERK
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Eatherly, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 4th day of March, 1991.

Hyla W Eatherly
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-13-91.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $349,800.00.

AFFIANT

Hyla W. Eatherly
NOTARY PUBLIC

My Commission Expires: 7-13-91.

0940 03/05 0101 03CHECK 1164.34

Prepared by: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

LEGAL DESCRIPTION

Wembley Downs
Residential P.U.D.

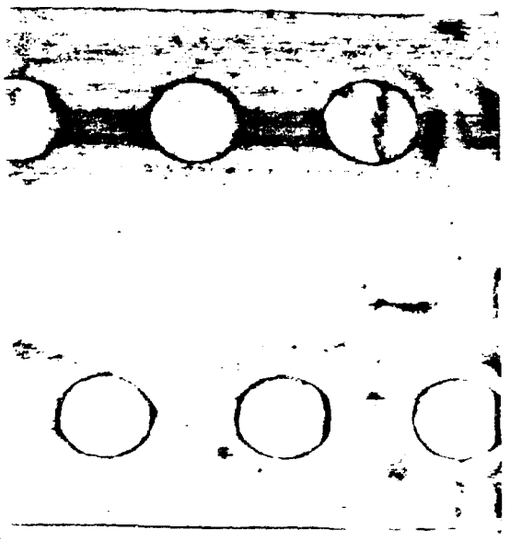
Being a 15.90 more or less acre tract of land lying in the 12th Councilmanic District of Davidson County, Tennessee, and being the R.L. Eatherly Trustee Property as of record in Book 6386, page 77 and Book 7350, page 453, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Westerly margin of Andrew Jackson Parkway, said point being the most northeasterly corner of Lot 1 on the plan of "Resubdivision of Jackson Meadows, Phase I", as of record in Book 6900, page 527, Register's Office Davidson County, Tennessee; thence with the northerly line of said Jackson Meadows, Phase I, North 83 degrees, 14 minutes, 09 seconds West a distance of 1110.43 feet to a point; thence with the easterly line of the R.L. Eatherly property of record in Book 6386, page 68, Register's Office Davidson County, Tennessee, North 07 degrees 45 minutes, 40 seconds East a distance of 266.02 feet to a point; thence with the common line of the herein-described tract and the Tulip Grove Baptist Church property of record in Book 5238, page 839, Register's Office Davidson County, Tennessee, South 79 degrees, 56 minutes, 34 seconds East a distance of 87.42 feet to a point; thence continuing North 08 degrees, 20 minutes, 17 seconds East a distance of 445.00 feet to a point in the southerly line of the National Hermitage of Tennessee, Inc. property of record in Book 5080, page 918, Register's Office Davidson County, Tennessee; thence with the southerly line of said Hermitage Property South 79 degrees, 55 minutes, 42 seconds East a distance of 953.26 feet to a point in the Westerly margin of Andrew Jackson Parkway; thence with said margin of Andrew Jackson Parkway, South 01 degrees, 57 minutes, 55 seconds West a distance of 653.08 feet to the point of beginning, containing 15.90 acres, more or less.

Being two tracts of land conveyed to Robert L. Eatherly, Trustee, with full power to sell, transfer, convey and mortgage, without the joinder of any beneficiary, by deed from Cary Development Company, Inc. and James E. Cary, individually of record in Book 7350, page 453, Register's Office for Davidson County, Tennessee and deed to R. L. Eatherly, Trustee, with full power to mortgage, sell, transfer and convey, without the joinder of beneficiary, by Special Warranty Deed from J. R. Freeman, Trustee, of record in Book 6386, page 77, said Register's Office.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8303 PAGE 662

CVY - CONVEYANCE	CP - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MG TAX - STATE TAX MORT
TD - TRUSTEE DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	
				349800.00
			CON TX	1154.34
			PRFEE	1.00
			WDEED	9.00
			TOTAL	1164.34
			CHECK	1164.34
03/05/91	01	09:09 0001		0940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96898

IDENTIF. REFERENCE

MAR 5 9 07 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 401770