27-B

[ADDRESS NEW OWNER:	] SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
[	]	]
[Thomas P. Sanford et ux	] J.I. Kislak	] Map and Parcel]
[3709 Huntingboro Trail	] ATTN: Tax Department	]
[Antioch, TN 37013	] 7900 Miami Lakes Drive, W.	] 150-12-0A]
[	] Miami Lake, FL 33016	] 012.00CO]
[This instrument prepared by: Cindy S. Smith, Attorney at Law,		]
[2525 Lebanon Road, Nashville, Tennessee 37214		(Box 27-Bottom)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Phillips Builders, Inc., (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Thomas P. Sanford and wife, Nancye L. Sanford, (the Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 687, on the Plan of Somerset, Phase II, of record in Plat Book 6900, Page 734, Register of Deeds Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Phillips Builders, Inc., by Quitclaim deed from Philhall Corp. of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3709 Huntingboro Trail, Antioch, TN 37013.

Phillips Builders, Inc., being one and the same as Randall Phillips Builders, Inc.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (a) The Plan of record in Book 6900, Page 10, said Register's Office and all matters therein; (b) Property Tax Lien for the current year, said taxes being prorated and payment of same being assumed by the grantees; (c) Restrictive Covenants of record in Book 7619, page 647; Book 7657, Page 583; Book 7675, Page 923; Book 776, Page 826; Book 8201, Page 770.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $84,900.00.]
[Thomas P Sanford]
[Affiant]
[Subscribed and sworn before me this 29th day of March, 1991.]
[Cindy S. Smith]
[Notary Public]
[My Commission Expires: 7-23-94]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

03418

IDENTIF. TREFERENCE

APR 2 9 27 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor do covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of March, 1991.

PHILLIPS BUILDERS, INC.

Jackie Roark, Sr. V.P.

By: Jackie Roark, Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

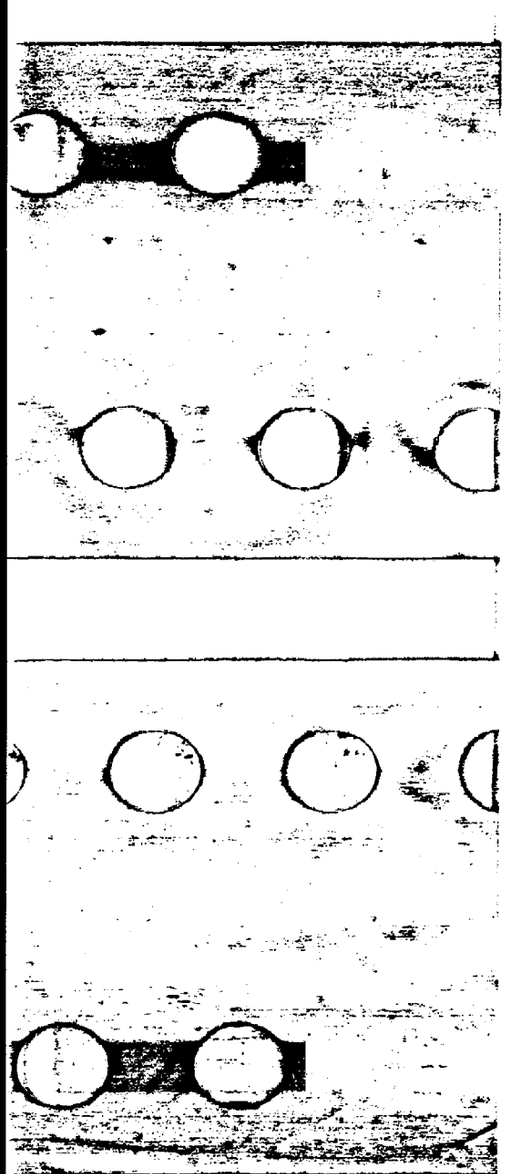
Before me, the undersigned authority, a notary public in and for the said county and state, personally appeared Jackie Roark, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Senior Vice President of Phillips Builders, Inc., the within named bargainor, a corporation, and that she as such Senior Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Senior Vice President of Phillips Builders, Inc.

Witness my hand and official seal at Davidson County, Tennessee, this 29th day of March, 1991.

Cindy S. Smith

Notary Public
My Commission Expires: 7-23-94

1113 04/02 01:01 03CHECK 287.17



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8321 PAGE 492

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 84900.00
CON TX 280.17
PRFEE 1.00
WDEED 6.00
TOTAL 287.17
CHECK 287.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 28 0001 1113

03418

IDENTIF. REFERENCE

APR 2 9 28 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 409219