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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,640.00

x Tina K. DeBoer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 91.

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
David K. DeBoer, et ux (NAME)	Leader Federal Bank for Savings (NAME)	141-15-D-78CO
104 Claytie South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	9D-80617
Nashville, TN 37221 (CITY) (STATE) (P O ZIP)	Memphis, TN 38101-2926 (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 David K. DeBoer and wife, Tina K. DeBoer

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. 78 on the Plan of "Sheffield" on the Harpeth, Phase II, of record in Plat Book 6900, Pages 410 and 411, said Register's Office.

SAID Lot No. 78 fronts 40.00 feet on the southeasterly marign of Claytie South and extends back 53.13 feet on the northerly line and 133.53 feet on the westerly line to a broken line in the rear measuring 261.44 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, Page 96, 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, said Register's Office.

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

unimproved ( )
This is improved (XX) property, known as 104 Claytie South, Nashville, TN 37221
(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 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 29th day of March, 19 91

Phillips Builders, Inc.

BY: Jackie Roark, Sr. V.P.

Jackie Roark, Sr. Vice-President

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

and _____ with whom I am personally acquainted and who upon ~~her oath~~ herself acknowledged ~~(herself)~~ to be the Sr. Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(s)he~~ 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 acknowledging the same by the said~~ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of March, 19 91.

My commission expires 1-23-94

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
David K. DeBoer
Tina K. DeBoer

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

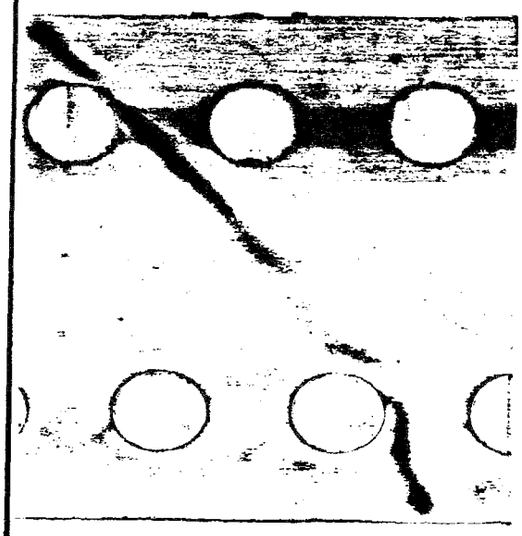
03605

IDENTIF. REFERENCE

APR 2 1 50 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

1325 04/02 0101 03CHECK 484.18



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 144640.00
CON TX 477.18
PRFEE 1.00
WDEED 6.00
TOTAL 484.18
CHECK 484.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/91 01 13:50 0001 1325

03605

IDENTIF. REFERENCE

APR 2 1 50 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 409429