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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $74,285.00

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 |
|---|---|---|
| Todd Austin, et ux (NAME) | Sovran Mortgage Corporation (NAME) | 50-3-B-14CO |
| 1026 Mulberry Way (STREET ADDRESS OR ROUTE NUMBER) | 201 E. Cary Street (STREET ADDRESS) | 12D-87937 |
| Nashville, TN 37207 (CITY) (STATE) (P O ZIP) | Richmond, VA 23219 (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 Todd Austin and wife, Tara S. Austin

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. 14 on the Plan of Mulberry Downs, Phase 1, of record in Plat Book 7900, Pages 84, 85, 86, 87 and 88, said Register's Office.

SAID Lot No. 14 fronts 40.00 feet on the easterly margin of Mulberry Way and extends back 100.00 feet on the northerly line and 100.00 feet on the southerly line to a dead line in the rear measuring 40.00 feet thereon.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 7855, Page 630, Register's Office for Davidson County, Tennessee.

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

0136 1 P
IDENTIF. REFERENCE
APR 2 1 53 PM '91
FELIX Z. DAVIDSON REGISTER
DAVIDSON COUNTY TN.

1331 04/02 0101 03CHECK 252.19

This is improved XX unimproved ( ) property, known as 1026 Mulberry Way, Nashville, TN 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 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~~ _____ ~~her~~ herself with whom I am personally acquainted and who upon ~~her~~ her oath acknowledged ~~her~~ herself to be the Sr. Vice-President ~~and~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~she~~ she 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 attesting 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

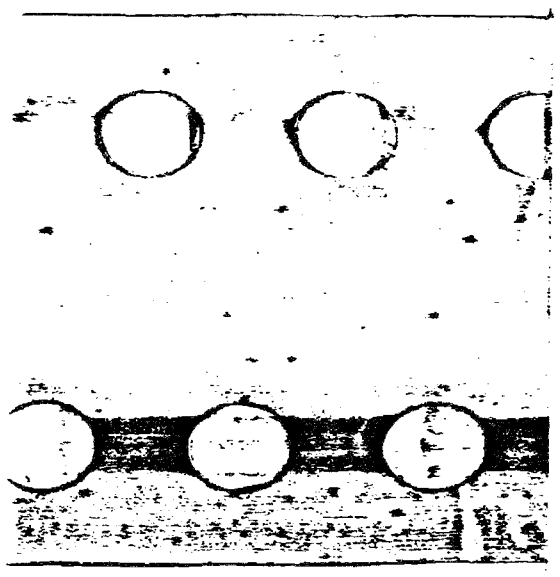
FROM
Phillips Builders, Inc.

TO
Todd Austin

Tara S. Austin

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





**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 74285.00
CON TX 245.19
PRFEE 1.00
WDEED 6.00
TOTAL 252.19

CHECK 252.19

04/02/91 01 13:53 0001 1331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03611

IDENTIF. REFERENCE

APR 2 1 53 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 409435