File Box 12

BOOK 8335 PAGE 254

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,215.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 91

Notary Public

MY COMMISSION EXPIRES 8-8-92
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

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
Michael D. Hughes, et ux (NAME)	Metropolitan Federal Bank (NAME)	150-12-A-62.00
3708 Seasons Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	2DX-08250
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 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 Michael D. Hughes and wife, Marcia Hughes

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. 683 on the Plan of Phase III, Somerset, as shown on plat of record in Plat Book 6900, Page 858 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Randall Phillips Builders, Inc. by Deed of Record in Book 4654, Page 67, Book 5172, Page 405, Book 5508, Page 923, and Book 4687, Page 44, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Record Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

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

0 8 6 2 0

IDENTIF. REFERENCE

APR 22 2 39 PM '91

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

This is improved (XX) unimproved ( ) property, known as 3708 Seasons Drive, Antioch, TN 37013
(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 19th day of April, 19 91

Phillips Builders, Inc.

By: Jackie Roark Sr V.P

Jackie Roark, Sr. Vice-President

STATE OF TENNESSEE
Davidson County

BOOK 8335 PAGE 255

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/or proved to me upon the basis of satisfactory evidence, with whom I am personally acquainted and who upon ~~her oath~~ herself acknowledged ~~(s)he~~ to be the Sr. Vice-President /and/ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(s)he~~ 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 19th day of April, 19 91.

My commission expires 1/23/94

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

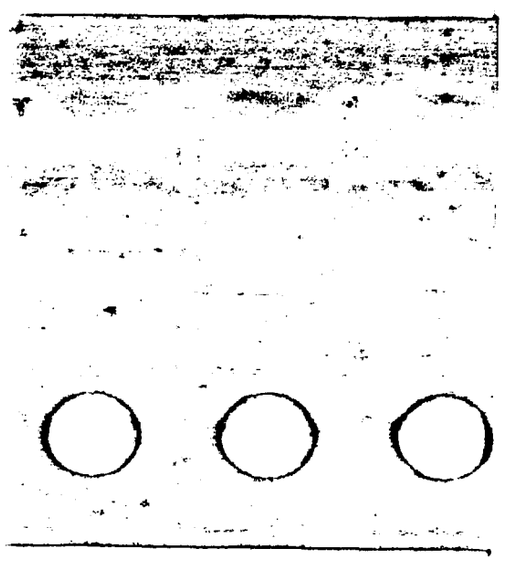
TO
Michael D. Hughes
Marcia Hughes

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

7167 04/22 0101 03CHECK 360.76

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

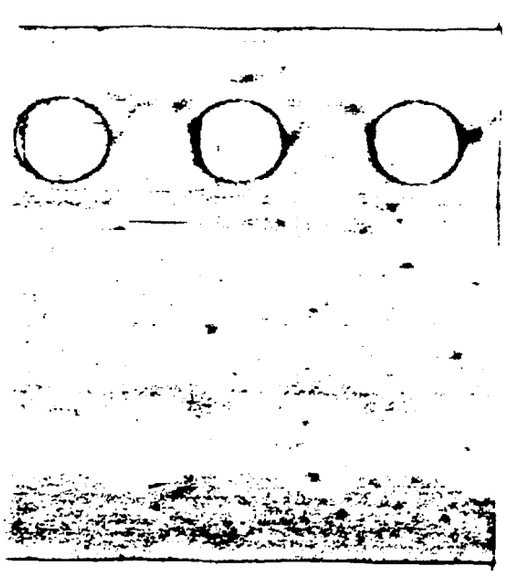
BOOK 8335 PAGE 256

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
107215.00
CON TX 353.76
PRFEE 1.00
MTEED 6.00
TOTAL 360.76
CHECK 360.76

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



08620

IDENTIF. † REFERENCE

APR 22 2 39 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

04/22/91 01 14:38 0001 7167

No. 415187