STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,900.00

H. Russell Reigart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 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
H. Russell Reigart, et ux (NAME)	Leader Federal Bank for Savings (NAME)	150-7-517
1008 Dove Creek Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	2DX-05146
Antioch, TN 37013 (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 H. Russell Reigart and wife, Nadine T. Reigart

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. 401 on the Plan of Somerset, Phase I, of record in Plat Book 6900, Pages 690 and 691, said Register's Office.

SAID Lot No. 401 fronts 64.30 feet on the northwesterly margin of Dove Creek Court and extends back 154.45 feet on the southwesterly line and 138.10 feet on the northeasterly line to a dead line in the rear measuring 65.86 feet thereon.

BEING part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed of record in Book 4687, Page 44, Book 5172, Page 405, Book 4654, Page 67 and Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc. 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 1008 Dove Creek Court, 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 976

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/ ~~XXXXX~~ her oath ~~XXXX~~ herself with whom I am personally acquainted and who upon ~~(their oaths)~~ acknowledged ~~(themselves)~~ to be the Sr. Vice-President and/ ~~/~~ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(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
H. Russell Reigart
Nadine T. Reigart

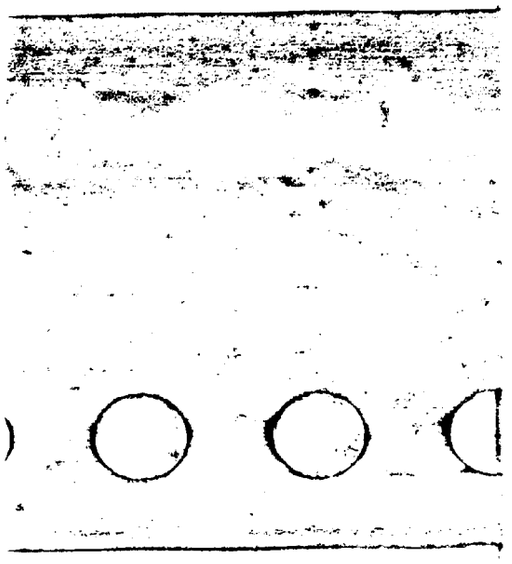
Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

0 8 8 6 4

IDENTIF. REFERENCE

APR 23 1 44 PM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7443 04/23 0101 03CHECK 313.57



OFFICIAL RECEIPT

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

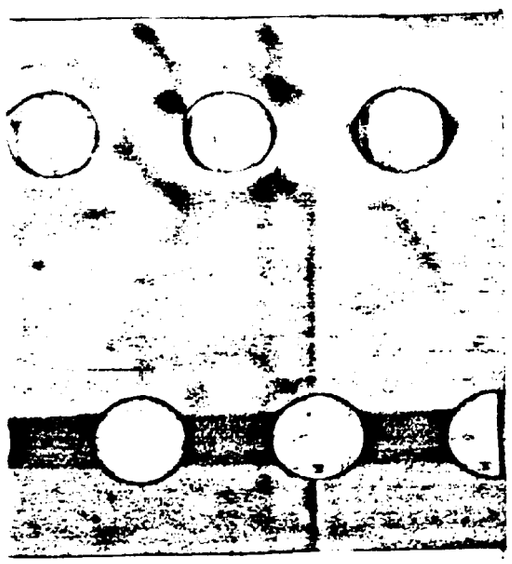
RECEIVED OF _____

FOR _____

BOOK 8335 PAGE 977

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 92900.00
CON TX 306.57
PRFEE 1.00
MDEED ~~6.00~~
TOTAL ~~313.57~~
CHECK 313.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/23/91 01 13:42 0001 7443

08864

IDENTIF. TREFERENCE

APR 23 1 44 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 415458