FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 8340 PAGE 940

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 19 91.

Notary Public

MY COMMISSION EXPIRES: 5-8-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite130, One Burton Hills Blvd.,Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Kenneth N. Shipley (NAME)	Leader Federal Bank for Savings (NAME)	141-15D-68
7421 Somerset Place (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (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 Kenneth N. Shipley and wife, Patricia A. Shipley

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. 68 on the Plan of Resubdivision of Lots 67-73 and 121-127 and part of open space of "Sheffield" on the Harpeth, Phase 2, as of record in Book 6900, Page 985, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Phillips Builders, Inc. (see name change in Book 7293, Page 203, said Register's Office) by deed of record in Book 7195, Page 96, said Register's Office.

10570

IDENTIF. TREFERENCE

APR 30 1 57 PM '91

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY TN.

9431 04/30 0101 03CHECK 508.27

This is unimproved ( ) improved (XX) property, known as 7421 Somerset Place (House Number) (Street) Nashville, TN 37221 (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 24th day of April, 1991

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
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the Sr. Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that (he / they) 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 24th day of April, 19 91.

My commission expires 5-8-91

_____
Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19___, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

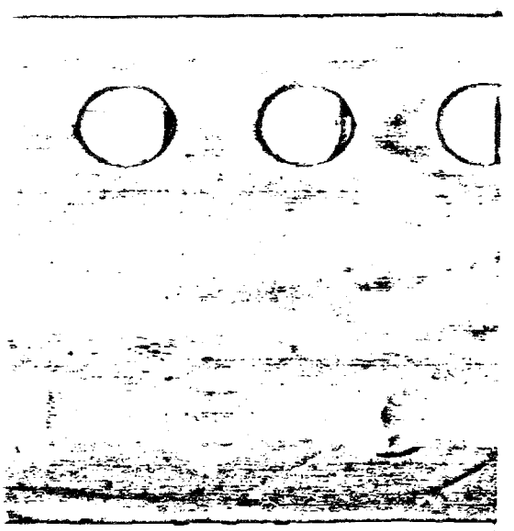
Witness my hand, at office, this _____ day of _____, 19___.

_____
Notary Public

My commission expires:

_____





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	
	151900.00
CON TX	501.27
PRFEE	1.00
WDEED	6.00
TOTAL	508.27
CHECK	508.27

04/30/91 01 13:57 0001 943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10,570

IDENTIF. TREFERENCE

APR 30 1 57 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 417415