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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 30782)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 172500.00

Affiant

Sworn and subscribed before me this 30th day of April, 1991.

Notary Public

My Comm. Expires: 9-25-93

ADDRESS NEW OWNER:
Albert L. Sellars
8017 Claytie Circle
Nashville, TN 37221

MORTGAGEE:
Collateral Mortgage, Ltd.
1900 Crestwood Blvd.
Irondale, AL 35210

MAP-PARCEL NUMBERS:
141-15-D-87, 90-80626

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillips Builders, Inc.,** a corporation, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Albert L. Sellars and spouse, Starr A. Sellars,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 82 on the plan of Phase II "Sheffield" on the Harpeth, of record in Book 6900, page 410 and 411, Register's Office for said County.

SAID Lot No. 87 fronts 81.50 feet on the westerly margin of Claytie Circle and extends back 138.86 feet on the northerly line and 135.00 feet on the southerlu line to a dead line in the rear, measuring 81.59 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., (So designated by Articles of Merger of record in Book 7298, page 203, said Register's Office) by deed from Phillips Builders, a Tennessee General Partnership composes 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 property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6925, Page 900 and Book 7145, page 954, said Register's Office, and to the matters set forth in the referenced Plan of record.

11302 IDENTIF. REFERENCE MAY 2 12 45 PM '91 FELIX Z. DAVIDSON COUNTY TN.

3562 05/02 0101 03CHECK 576-25

This is improved property, known as: 8017 Claytie Circle, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 1991.

Phillips Builders, Inc.

By: Jackie Roark Sr. V.P.
Jackie Roark, Sr. Vice-President

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Jackie Roark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Phillips Builders, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of April, 1991.

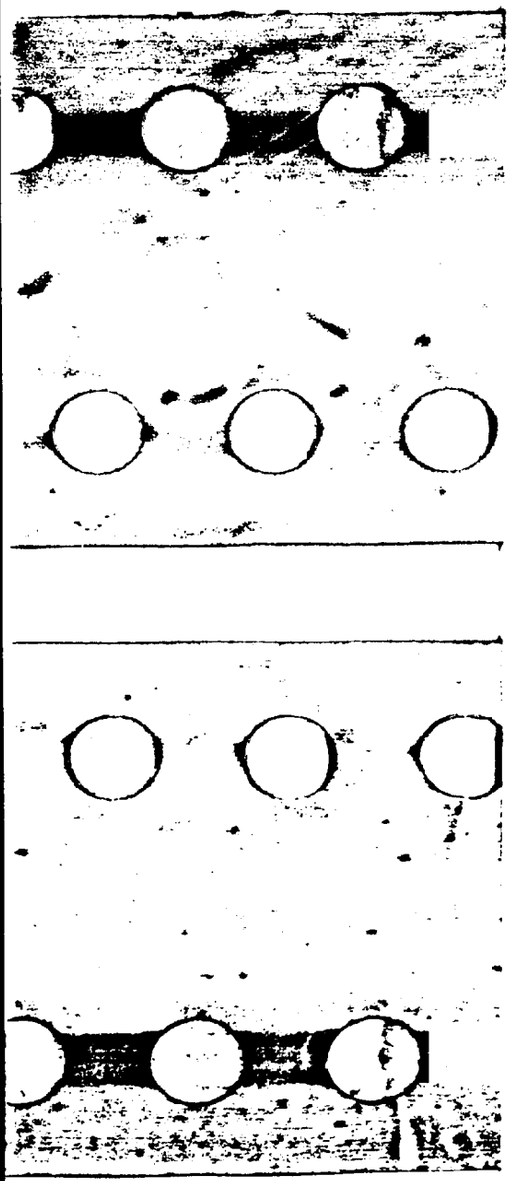
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	172500.00
CON TX	569.25
PRFEE	1.00
WDEED	6.00
TOTAL	576.25
CHECK	576.25

05/02/91 01 12:45 0001 8562

FELIX Z. WILSON
DAVIDSON COUNTY TN.

MAY 2 12 45 PM '91

IDENTIF. TREFERENCE

II 1302

No. 418216