File in # 14

FORM NO. WD-1
7177-2

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 91.

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GUY THERIOT	MORTGAGEE FIDELITY FEDERAL BANK	Map 86-8
1929 Welsenboro Circle (NAME)	401 Union Street (NAME)	Parcel 107
Hermitage, TN 37076 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee 37219 (STREET ADDRESS)	FB# 04D-92585
(CITY) (STATE) (P. O. ZIP)	(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 GUY THERIOT AND WIFE, LORI A. THERIOT

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. 349 on the Plan of Camden Woods, Phase I, a Planned Unit Development, as of record in Plat Book 6900, Pages 697 and 698, Register's Office for Davidson County, Tennessee.

SAID Lot No. 349 fronts 54.32 feet on the northerly side of Welsenboro Circle and runs back 171.63 feet on the westerly line and 167.90 feet on the easterly line to a line in the rear which measures 80.66 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Deed from First American National Bank of Nashville, of record in Book 5584, Page 274, Register's Office for Davidson County, Tennessee.
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, dated June 30, 1987.

Declaration of Covenants, Conditions and Restrictions of record in Book 7620, Page 561, amended in Book 7657, Page 580 and further amended in Book 7675, Page 926, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

DESCRIPTION DERIVED FROM RECORDED PLAT AS SET OUT ABOVE, PREPARED BY ROBERT LEE SPEARS, 4075 N. Mt. Juliet Road, Mt. Juliet, TN 37122, Registered Land Surveyor, Tennessee No. 126.

This is unimproved ( ) improved (x) property known as 1929 Welsenboro Circle, Hermitage, TN 37076
(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 his hand this 21st day of May, 19 91

PHILLIPS BUILDERS, INC.

By:

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, (or proved to me on the basis of satisfactory evidence) 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____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, 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 himself to be the Sr. Vice President _____ of the PHILLIPS BUILDERS, INC.

a corporation, and that he as such Sr. Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Sr. Vice President.

Witness my hand and official seal at Nashville, Tenn., this 21st day of May, 19 91.

_____ Notary Public

Commission Expires 3/20/93

WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

TO
GUY THERIOT AND WIFE, LORI A. THERIOT

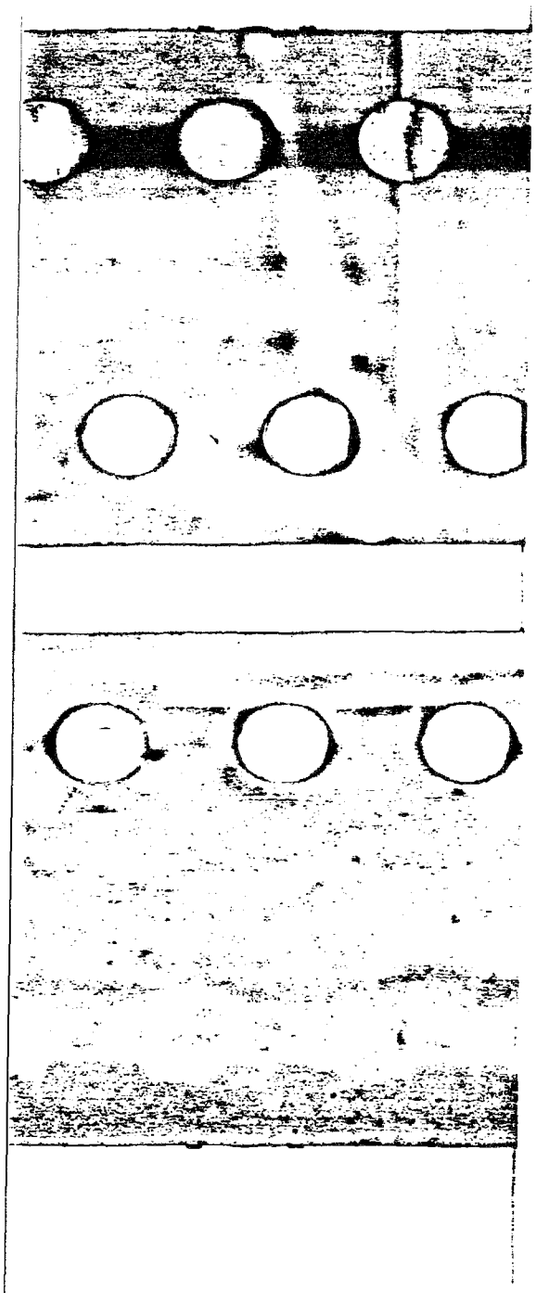
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

16937.

IDENTIFICATION REFERENCE

MAY 24 1 42 PM '91

5188 05/24 0101 03CHECK 287.50



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	85000.00
CON TX	280.50
PRFEE	1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	6.00
TOTAL	287.50
CHECK	287.50

05/24/91 01 13:44 0001 5188

1 6 9 3 7

IDENTIFICATION REFERENCE

MAY 24 1 42 PM '91

FELIX Z. WILSON, REGISTER

No. 424751