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File in Box # 14

FORM NO. WD-1
7271-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,490.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/15/95

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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: MORTGAGEE	MAP-PARCEL NUMBERS
JOHN C. WHITE (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 53-13
508 Mae Terrace (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 124
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# 11D-94517

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 JOHN C. WHITE AND WIFE, RANDEE B. WHITE

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. 109 on the Plan of Kimbolton Subdivision, Phase II, as of record in Plat Book 6900, Pages 792, 793 and 794, Register's Office for Davidson County, Tennessee.

SAID Lot No. 109 fronts 72.04 feet on the easterly side of Mae Terrace and runs back 250.56 feet on the northerly line and 199.32 feet on the southerly line to a line in the rear which measures 101.65 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie, IV., and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Anne Ritchie and Joan Ritchie, a femme sole, of record in Book 6746, Page 672, and by Deed from Thomas F. Stewart, Trustee, of record in Book 7304, Page 279, 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 fo covenants, conditions and restrictions of record in Book 7465, Page 969, amended in Book 7470, Page 126, and Book 7799, Page 50, 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.

This is unimproved ( ) improved (X) property, known as 508 Mae Terrace, Madison, TN 37115
(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 June, 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 June, 1991.

_____ Notary Public

Commission Expires 7/21/93

JOHN T. COOK NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

TO
JOHN C. WHITE AND WIFE, RANDEE B. WHITE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

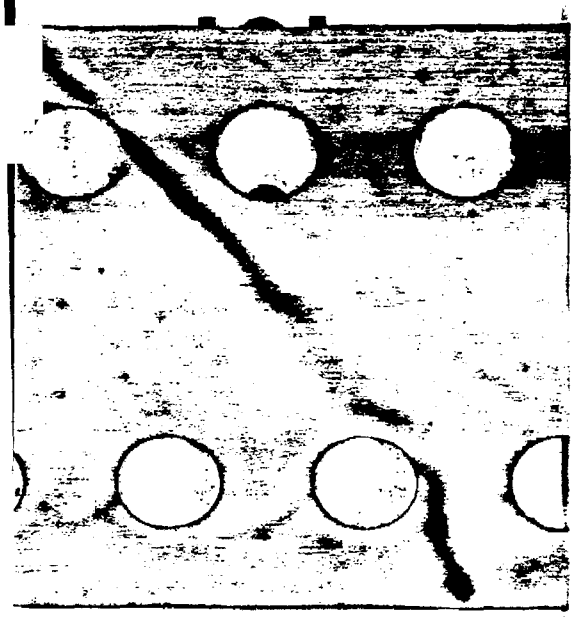
25485

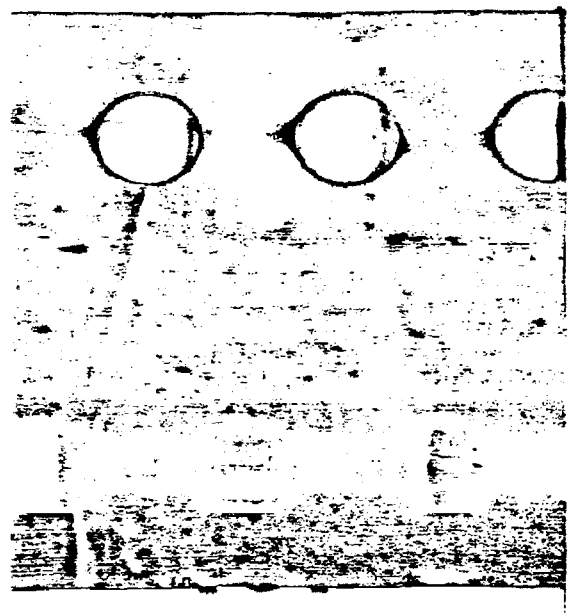
IDENTIFICATION REFERENCE

JUN 25 10 50 AM '91

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

588 06/25 0101 03CHECK 394





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
117490.00
CON TX 387.75
PRFEE 1.00
WDEED 6.00
TOTAL 394.75
CHK 394.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/25/91 01 10:51 0001 7586

25485.

IDENTIFI REFERENCE

Jun 25 10 50 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 434586