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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,955.00

Joseph A. Favazza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 26th DAY OF June 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
Joseph A. Favazza (NAME)	Sovran Mortgage Corporation (NAME)	87-5-A-40CO
4030 Farmingham Woods Drive (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	4D-93616
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (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 Joseph A. Favazza

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. 40 on the Plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, said Register's Office.

SAID Lot No. 40 fronts 51.69 feet on the northeasterly margin of Farmingham Woods Drive and extends back 116.24 feet on the northwesterly line and 113.95 feet on the southeasterly line to a dead line in the rear measuring 35.87 feet thereon.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation by deed from Thelma R. Zanetis of record in Book 8113, Page 918, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

27.90

IDENTIFICATION

Jul 2 4 14 PM '91

unimproved ( )
This is improved XX property, known as 4030 Farmingham Woods Drive, 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 ti, 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 26th day of June, 19 91

Phillips Builders, Inc.

By: Jackie Roark Sr VP

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
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 ~~XXXXX~~ herself with whom I am personally acquainted and who upon ~~XXXXXXXXXXXXXXXX~~ acknowledged ~~XXXXXXXXX~~ to be the Sr. Vice-President

and / ~~respectively~~ of the Phillips Builders, Inc.

the within named bargainor, a corporation, and that ~~XX~~ she ~~XXX~~ 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 26th day of June, 19 91.

My commission expires 1-23-94

_____
Notary Public

WARRANTY DEED

FROM

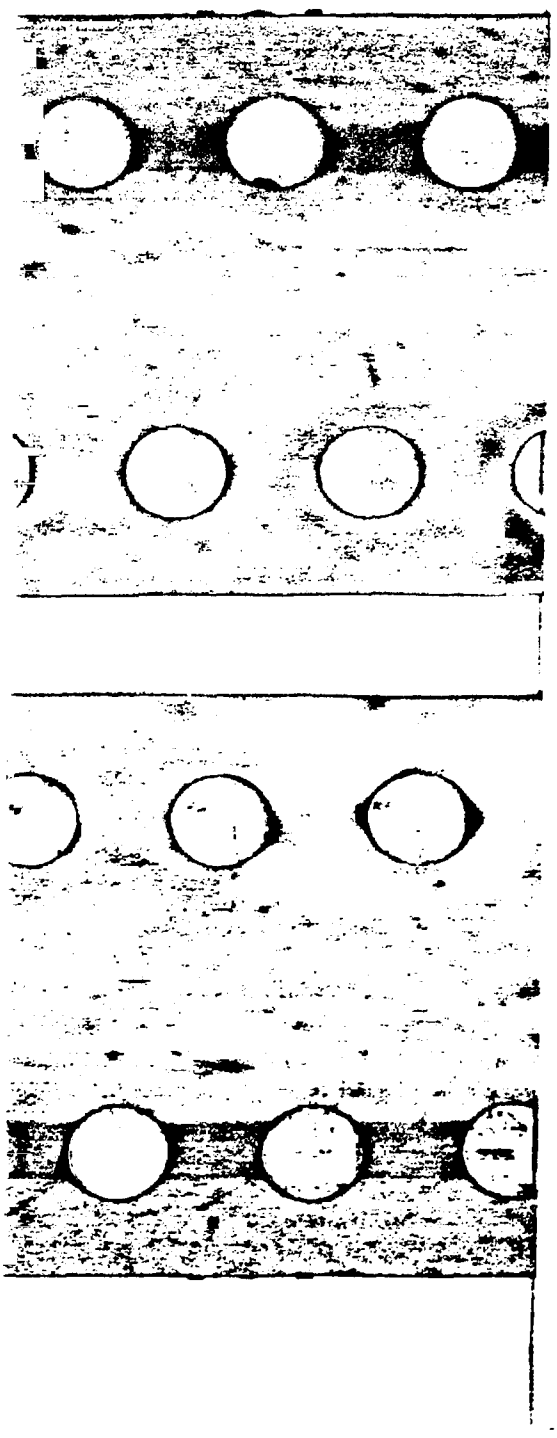
Phillips Builders, Inc.

TO

Joseph A. Favazza

D380 07/02 0101 03CHECK 303.00

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



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	79955.00
CON TX	296.00
PRFEE	1.00
WDEED	6.00
TOTAL	303.00
CHECK	303.00

07/02/91 01 16:15 0001 8380

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27990

IDENTIFICATION

JUL 2 4 14 PM '91

No. 437439