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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,101.00

Kaye T. Dyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF July, 1991.

Notary Public

MY COMMISSION EXPIRES: 11/10/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaye T. Dyer (NAME)	FIDELITY FEDERAL BANK, a Federal (NAME)	Map 53-13
1412 Joe Pyron Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 61
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	11D-94280

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 Kaye T. Dyer, Unmarried

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. 137 on the Plan of Kimbolton Subdivision, Phase I, as of record in Book 6900, page 276, 277 and 278, amended in Book 7577, page 553, said Register's Office.

Said Lot No. 137 fronts 74.42 feet on the southeasterly side of Joe Pyron Drive and runs back 318.94 feet on the southwesterly lot line and a total of 348.28 feet on the northeasterly lot line to a line in the rear which measures 75.48 feet thereon.

Description derived from recorded plat as set out above prepared by Robert Lee Spears, Registration No. 126.

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, III and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Ame Ritchie, and Joan Ritchie, of record in Book 6746, page 672, Register's Office of 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.

THIS conveyance is subject to restrictive covenants of record in Book 7265, Page 655, said Register's Office and Declaration of Covenants in Book 7464, 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 o record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved (XX) improved ( ) property, known as 1412 Joe Pyron Drive, 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 26th day of July, 19 91

Phillips Builders, Inc.
By: Ruth Malatak, Asst Vice President

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STATE OF TENNESSEE
Davidson County

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 _____

Ruth Malatak

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ her to be the _____

Asst. Vice President of the Phillips Builders, Inc.

a corporation, and that she as such Asst. Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ HER as Asst. Vice President

Witness my hand and official seal at Nashville, Tenn., this 30th day of July, 19 91.

_____ Notary Public

Commission Expires 11/10/91

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Kaye T. Dyer, Unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

35033

IDENTIFICATION REFERENCE

JUL 31 10 18 AM '91

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

6557 07/31 0101 03CHECK 399.57

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	
	106101.00
CON TX	392.57
PRFEE	1.00
WDEED	6.00
TOTAL	399.57
CHECK	399.57

[illegible] 01 10:18 0001 4557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 0 3 3.

IDENTIFICATION REFERENCE

Jul 31 10 18 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445506