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FORM NO. WD-1

7395-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF July, 1991

Notary Public

MY COMMISSION EXPIRES: 4/10/95

(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
ROBERT E. CLENDENIN, III	"NEW OWNERS"	Map 141-15D
(NAME)	(NAME)	
7704 River Fork Drive		Parcel 120CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		FB# 09D-80659
(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 ROBERT E. CLENDENIN, III AND WIFE, JULI M. CLENDENIN

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. 120 on the Plan of Sheffield on the Harpeth, Phase II, a Planned Unit Development, as of record in Book 6900, Pages 410 and 411, Register's Office for said County, to which Plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, now known as Phillips Builders, Inc. by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, Page 96, said Register's Office. Phillips Builders, Inc. is successor and interest by virtue of Articles of Merger of record in Book 7298, Page 203, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6925, Page 900, and Book 7145, Page 954, 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.

9375 08/01 0101 03CHECK 654-13

Unimproved ( )
This is improved (X) property, known as 7704 River Fork Drive, Nashville, TN 37221
(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 30th day of July, 19 91

PHILLIPS BUILDERS, INC.
By: Asst. Vice President

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___.

Commission Expires _____ _____ Notary Public

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 to be the ASSISTANT VICE PRESIDENT of the PHILLIPS BUILDERS, INC. a corporation, and that he as such ASSISTANT VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as ASSISTANT VICE PRESIDENT.

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

Commission Expires 7/24/93 _____ Notary Public

JOHN T. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM PHILLIPS BUILDERS, INC.

TO ROBERT E. CLENDENIN, III AND WIFE, JULI M. CLENDENIN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3543.7

IDENTIFICATION REFERENCE

AUG 1 9 47 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



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 174900.00
CON TX 647.13
PRFEE 1.00
WDEED 6.00
TOTAL 654.13
CHECK 654.13

08/01/91 01 09:49 0001 9375
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.5.4.3.7.

IDENTIFICATION REFERENCE

AUG 1 9 47 AM '91
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445973