BOOK 8424 PAGE 504 Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,878.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF August, 91

Notary Public

MY COMMISSION EXPIRES: 7/24/

(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
WILLIAM E. FLATT, JR. (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 026-03
107 Digby Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 002
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	GO-21020

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., formerly RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM E. FLATT, JR. AND WIFE, CONNIE L. FLATT

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. 304 on the Plan of Windsor Green, Phase 2, Section 3, of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee.

SAID Lot No. 304 fronts 35.68 feet on Digby Court and runs back 102.06 feet on the southeasterly side line, 100.00 feet on the westerly side line and a broken line in the rear measuring 123.61 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Deed from F. Clay Bailey, Jr., Trustee, with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, of record in Book 6100, Page 615, Book 6100, Page 617, corrected in Book 6201, Page 391 and Book 6297, Page 207, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

40427

IDENTIFICATION REFERENCE

Aug 21 8 56 AM '91

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

5151 08/21 0101 03CHECK 465.43

This is unimproved (XX) improved ( ) property, known as 107 Digby Court, Goodlettsville, TN 37072
(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 16th day of August, 19 91

PHILLIPS BUILDERS, INC.

By: Ruth Malone, 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___.

_____ 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 to be the Asst. Vice President of the PHILLIPS BUILDERS, INC. a corporation, and that he as such Asst. Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Asst. Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 1991.

_____ Notary Public

Commission Expires 3/22/93

WARRANTY DEED

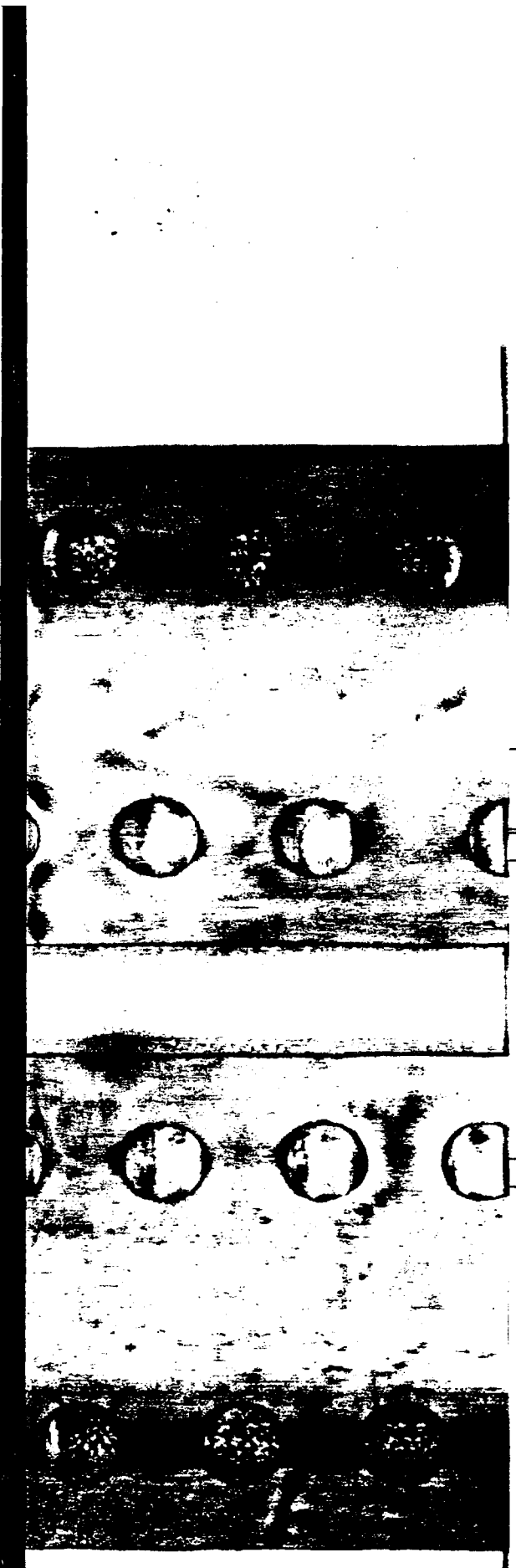
FROM

PHILLIPS BUILDERS, INC.

TO

WILLIAM E. FLATT, JR. AND WIFE, CONNIE L. FLATT

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 123878.00
CON TX 458.43
PRFEE 1.00
MDEED 6.00
TOTAL 465.43
CHECK 465.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
08/21/91 01 08:57 0001 5151

4.0427.

IDENTIFT REFERENCE

AUG 21 8 58 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 451674