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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } 7381-2

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,316.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: 11/10/

(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
ALLEN ROCKEY BENNETT	FIDELITY FEDERAL BANK MORTGAGEE	Map 50-3B
(NAME) 1209 Strawberry Cove	(NAME) 401 Union Street	Parcel 56
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37207	(STREET ADDRESS) Nashville, Tennessee 37219	FB# 12D-87979
(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 ALLEN ROCKEY BENNETT AND WIFE, CAROL LESLIE BENNETT

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. 56 on the Plan of Mulberry Downs, Phase 1, a Planned Unit Development, of record in Plat Book 6900, Page 940, amended in Plat Book 7900, Pages 84-88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 56 fronts 34.41 feet on the westerly side of Strawberry Cove and runs back 95.50 feet on the southerly side and 125.20 feet on the northerly side to a line in the rear which measures 85.40 feet thereon.

BEING part of the same property conveyed to Phillips Builders, Inc., by Deed from George T. Hicks and wife, Sallie R. Hicks, of record in Book 7770, Page 859, and re-recorded in Book 7855, Page 630, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of record in Book 8053, Page 316, 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.

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unimproved ( )
This is improved (XX) property, known as 1209 Strawberry Cove, Nashville, TN 37207
(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 22nd day of August, 19 91

PHILLIPS BUILDERS, INC.

By: Ruth Malatak, Asst Vice President

Ruth Malatak, Asst. 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 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, Tenn. this 22nd day of August, 19 91.

_____ Notary Public

Commission Expires 11/10/91

WARRANTY DEED

FROM

PHILLIPS BUILDERS, INC.

TO

ALLEN ROCKEY BENNETT AND WIFE, CAROL LESLIE BENNETT

7399 08/27 0101 03CHECK 304.11

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	80316.00
CON TX	297.11
PRFEE	1.00
WDEED	6.00
TOTAL	304.11
CHECK	304.11

08/27/91 01 13:48 0001 7399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42363

IDENTIFICATION

AUG 27 1 46 PM '91

No. 453885