File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,830.00

Brad A Berlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 19 91

Jill B Frey
Notary Public

MY COMMISSION EXPIRES 12-21-92
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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,
BRAD A. BERLIN, et ux (NAME)	LEADER FEDERAL BANK for SAVINGS (NAME)	MAP - 141-15-D
7441 SOMERSET PLACE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2926 (STREET ADDRESS)	PAR- 73CO
NASHVILLE, TENNESSEE 37221 (CITY) (STATE) (P.O. ZIP)	MEMPHIS, TENNESSEE 38101-2926 (CITY) (STATE) (ZIP)	09D 80612

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 Brad A. Berlin and wife, Leslie L. Berlin

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. 73 on the Plan of the Resubdivision of Lots 67 thru 73, 121 thru 127 and a portion of open space, Phase II, " Sheffield" on the Harpeth, of record in Plat Book 6900, Page 985, Register's Office for Davidson County, Tennessee.

SAID Lot No. 73, which is a corner lot, fronts 106.24 feet on the southerly margin of Somerset Place and fronts 79.05 feet on the easterly margin of River Fork Drive, said frontages being joined by a curve having a length of 36.64 feet and extends back 77.36 feet on the southerly line and 130.81 feet on the easterly line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc. a Tennessee Corporation, 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, Register's Office for Davidson County, Tennessee. Admendment to Articles of Merger to change corporation name to Phillips Builders, Inc. of record in Book 7298, Page 203, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 7441 SOMERSET PLACE, NASHVILLE, TENNESSEE 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 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 3rd day of September, 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, 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

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak

~~and~~ _____ ~~(m/s/n)~~ Her ~~(m/s/n)~~ _____ ~~(m/s/n)~~ herself with whom I am personally acquainted and who upon ~~(their/several/oath)~~ acknowledged ~~(themselves)~~ to be the Asst. Vice-President ~~and~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ she as such Asst. 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 Ruth Malatak as such Asst. Vice-President, ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 3rd day of September, 19 91.

My commission expires 11-2-92

Jill B. Frey
Notary Public

JILL B. FREY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

TO
BRAD A. BERLIN
LESLIE L. BERLIN

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

4.4926

IDENTIFICATION REFERENCE

SEP 6 10 51 AM '91

8526 09/06 0101 03CHECK 664.86

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	
				177830.00
			CON TX	657.86
			PRFEE	1.00
			MDEED	6.00
			TOTAL	664.86
			CHECK	664.86
09/06/91	01		10:52 0001	8526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.4.9.2.6.

IDENTIFT REFERENCE

SEP 6 10 52 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 456800