File in Box # 14

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON } 7595-2

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,769.00

Marvin Suggs
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/16/94

(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: MORTGAGEE	MAP-PARCEL NUMBERS
MARVIN SUGGS (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 087-15A
5928 Colchester Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 67
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# 04D-93715

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 MARVIN SUGGS AND WIFE, ANGELA SUGGS

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. 93 on the Final Plat of Farmingham Woods, Phase II, Section I, of record in Plat Book 7900, Page 306, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Phillips Builders, Inc., by Deed from Thelma R. Zanitas, of record in Book 8113, Page 918, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 8238, Page 176, amended in Book 8351, Page 533, supplemental declaration of record in Book 8423, Page 784, Book 8424, Page 426, and Book 8447, Page 635, 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 paid by the Grantor(s) herein.

DESCRIPTION DERIVED FROM RECORDED PLAT AS SET OUT ABOVE, PREPARED BY KEVIN A. EDMONSON, Two Brentwood Commons, 750 Old Hickory Boulevard, Suite 22, Brentwood, TN 37027, Registered Land Surveyor, Tennessee No. 1515.

This is unimproved (XX) improved property, known as 5928 Colchester Drive, Hermitage, TN 37076
(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 November, 19 91

PHILLIPS BUILDERS, INC.

By:
Ruth Malatak, Assistant V.P. 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___.

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 V.P. _____ of the PHILLIPS BUILDERS, INC. a corporation, and that he as such Assistant V.P. executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant V.P.

Witness my hand and official seal at Nashville, Tenn., this 2nd day of November, 19 91.

Commission Expires 9/16/95 _____ Notary Public

WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

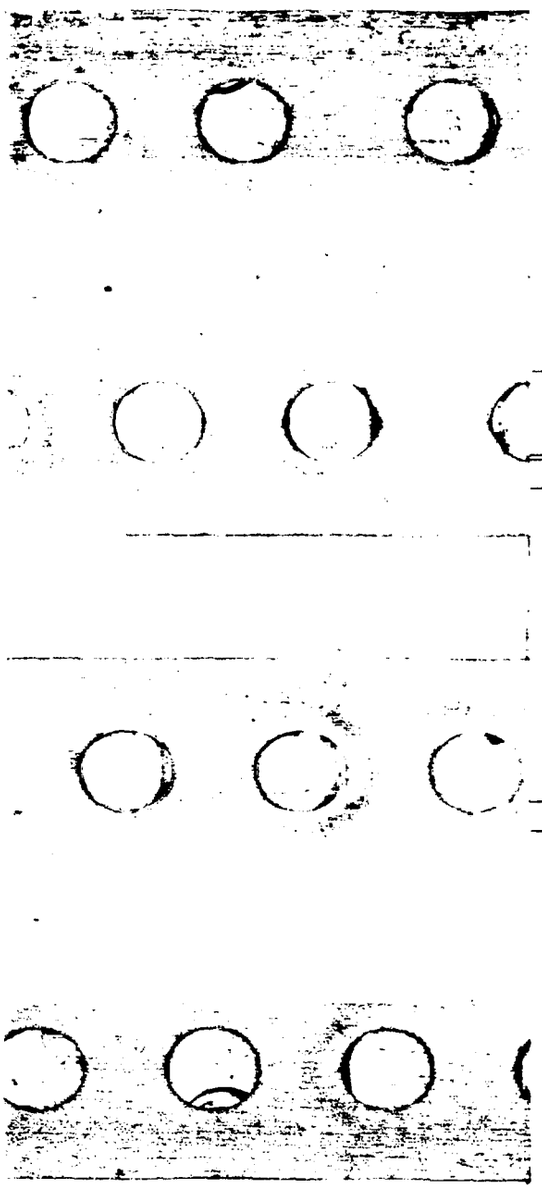
TO
MARVIN SUGGS AND WIFE, ANGELA ~~SUGGS~~

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6.50 36

Nov 26 1 40 PM '91

2859 11/26 0101 03CHECK 291.16



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 76769.00
CON TX 284.16
PRFEE 1.00
WDEED 6.00
TOTAL 291.16
CHECK 291.16

11/26/91 01 13:42 0001 2859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6503.6

IDENTIFICATION REFERENCE

Nov 26 1 40 PM '91

No. 479919