BOOK 8499 PAGE 550 File in Box # 14

FORM NO. WD-1

7754-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 1991.

Notary Public

MY COMMISSION EXPIRES: 9/12/93

(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
ELIZABETH E. EDDY (NAME)	SOURCE ONE MORTGAGE SERVICES CORP. (NAME)	Map 64-16C
506 Selsey Court South (STREET ADDRESS OR ROUTE NUMBER)	27555 Farmington Road (STREET ADDRESS)	Parcel 17
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP)	FB# 04D-93673

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 ELIZABETH E. EDDY AND HUSBAND, CURTIS WAYNE EDDY

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. 17 on the Revised Plan of Wembley Downs, Section One, as of record in Plat Book 7900, Page 296, 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 Phillips Builders, Inc., a Tennessee Corporation, by Deed from Robert L. Eatherly, a/k/a R. L. Eatherly, Trustee, of record in Book 8303, Page 659, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restriction of record in Book 8304, Page 623, amended in Book 8447, Page 633, 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.

66377

DAVIDSON COUNTY REGISTER'S OFFICE
DEC 3 10 40 AM '91

8857 12/03 0101 03CHECK 269.70

This is unimproved ( ) improved (XX) property, known as 506 Selsey Court South, 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 seised 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 27th day of November, 19 91

PHILLIPS BUILDERS, INC.

By:

Ruth Malatak, Assistant V.P. Ruth Malatak, Asst Vice President

BOOK 8499 PAGE 551

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 ~~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 27th day of November, 19 91.

_____ Notary Public

Commission Expires 9/4/95

WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

TO
ELIZABETH E. EDDY AND HUSBAND,
CURTIS WAYNE EDDY

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8499 PAGE 552

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	71010.00
CON TX	262.70
PRFEE	1.00
WDEED	6.00
TOTAL	269.70
CHECK	269.70

12/03/91 01 10:42 0001 8857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66377

IDENTIFICATION REFERENCE

DEC 3 10 40 AM '91

No. 481431