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FORM NO. WD-1
7770-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,398.00

Virgilio B. Rufo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 91

Notary Public

MY COMMISSION EXPIRES: 3/22/93

(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:	MAP-PARCEL NUMBERS
VIRGILIO B. RUFO	MORTGAGEE BARCLAYSAMERICAN/MORTGAGE CORP.	Map 053-13
(NAME) 432 Sorensen Way	(NAME) 5032 Parkway Plaza Blvd., Bldg.8	Parcel 117
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Charlotte, NC 28217	FB# 11D-94510
(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 VIRGILIO B. RUFO AND WIFE, ARELI D. RUFO

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. 116, on the Plan of Kimbolton Subdivision, Phase Two, of record in Plat Book 6900, Pages 792, 793, and 794, Register's Office for said County, to which plan reference is hereby made for a complete legal description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie, IV and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Ame Ritchie, and Joan Ritchie, a femme sole, of record in Book 6746, Page 672, Register's Office for Davidson County, Tennessee.
Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc., into Philhall Corp., with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, Page 203, said Register's Office, dated June 30, 1987.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7464, Page 969, amended in Book 7470, Page 126, and further amended in Book 7799, Page 50, 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.

7.13 CO
Dec 23 10 57 AM

4759 12/23 0101 03CHECK 445.08

unimproved ( )
This is improved (XX) property, known as 432 Sorensen Way, Madison, TN 37115
(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 20th day of December, 19 91

PHILLIPS BUILDERS, INC.

By:
Ruth Malatak, Assistant Vice Pres 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___.

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

Witness my hand and official seal at Nashville, Tenn., this 20th day of December, 19 91.

Commission Expires 3/27/93 _____ Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN. STATE AT LARGE

WARRANTY DEED

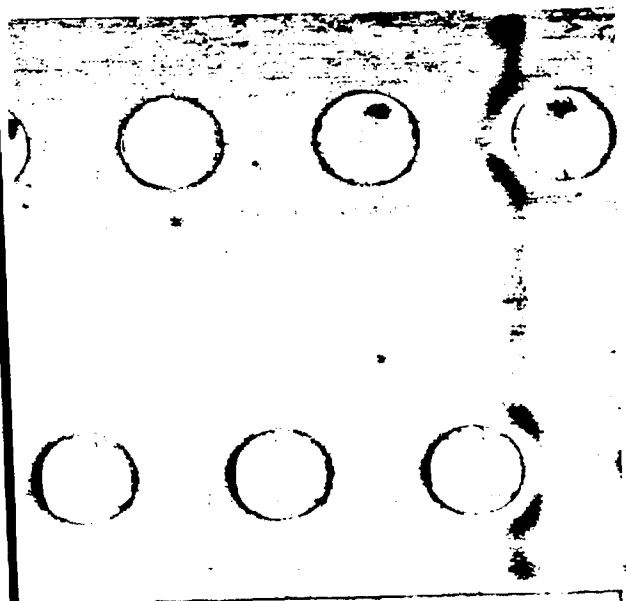
FROM

PHILLIPS BUILDERS, INC.

TO

VIRGILIO B. RUFO AND WIFE, ARELI D. RUFO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



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

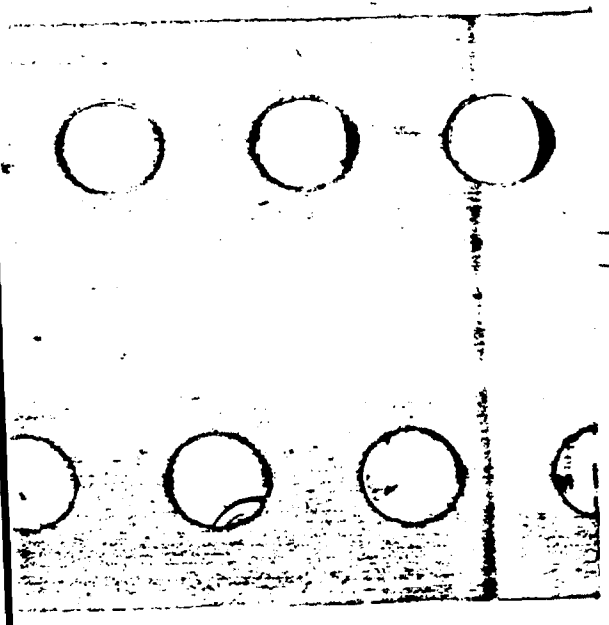
RECEIVED OF _____

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 118398.00
CON TX 438.08
PRFEE 1.00
DEED 6.00
ERR CO
TDEED 6.00-
WDEED 6.00
TOTAL 445.08
CHECK 445.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/23/91 01 10:54 0001 4759

7.1319.

IDENTIFICATION REFERENCE

DEC 23 10 52 AM '91

No. 487237