FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 8529 PAGE 958

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,900.00 .

Marilyn May Boniol
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 19 92

Notary Public

MY COMMISSION EXPIRES: 3/11/95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys., Suite 130,One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Marilyn May Boniol (NAME)	Leader Federal Bank for Savings (NAME)	141-15D/77CO
7713 River Fork Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, Tn 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (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 Marilyn May Boniol, for her sole and seperate estate

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. 77 on the Plan of "Sheffield" on the Harpeth, Phase 2, of record in Book 6900, Pages 410 and 411, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to 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, said Register's Office. Randall Phillips Builders, Inc. became Phillips Builders, Inc. by articles of merger of record in Book 7298, page 203, said Register's Office.

7.7.220

IDENTIFICATION REFERENCE

JAN 16 12 10 PM '92

7476 01/16 0101 03CHECK 528-33

This is unimproved ( ) X improved (X) property, known as 7713 River Fork Drive, Nashville, Tn 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 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 my hand this 14th day of January, 19 92

Phillips Builders, Inc., a Tennessee Corporation

Ruth Malotat, 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
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Maatak and _____ with whom I am personally acquainted and who upon (his oath) ~~(their sacred oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the asst. vice president and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ 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 Maatak as such asst vice president, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN 37215 on this the 14th day of January, 19 92

My commission expires 5-11-95

_____
Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

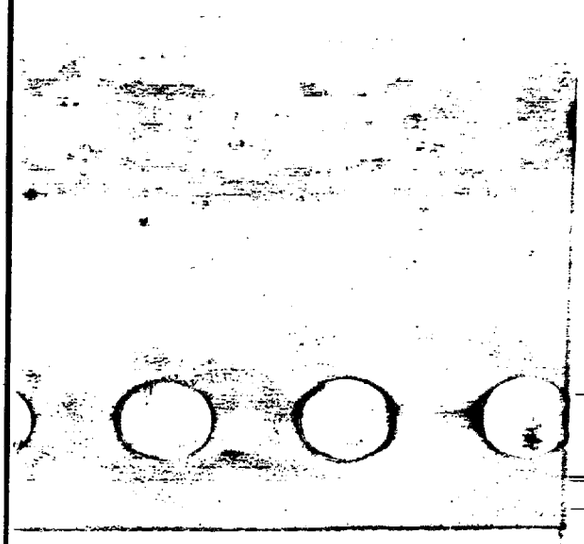
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

_____
Notary Public

My commission expires:

_____



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

RECEIVED OF _____

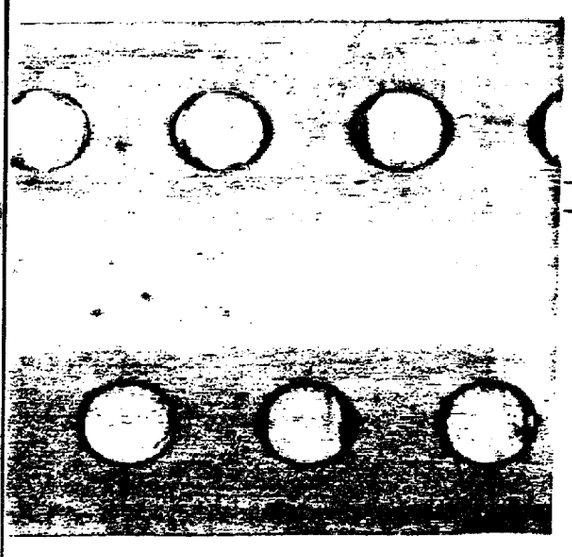
FOR _____

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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	140900.00
			CON TX	521.33
			PRFEE	1.00
			MDEED	6.00
			TOTAL	528.33
			CHECK	528.33
01/16/92	01	12:18	0001	7476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.7.220.

IDENTIFICATION REFERENCE

JAN 16 12 18 PM '92

FELIX Z. WILSON, II

No. 493877