File in Box # 14

FORM NO. WD-1
7848-2

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,825.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 92

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(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
TIMOTHY S. McKEE	MORTGAGEE ATLANTIC COAST MORTGAGE COMPANY	Map 87-5A
(NAME)	(NAME)	
5963 Colchester Drive	12700 Fair Lakes Cr., Suite 400	Parcel 53
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Fairfax, Virginia 22033	FB# 04D-93701
(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 TIMOTHY S. McKEE and wife, CRYSTAL T. McKEE

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. 106 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.

THIS conveyance is subject to 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 assumed by the Grantee(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 ( ) improved (XX) property, known as 5963 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 31st day of January, 19 92

PHILLIPS BUILDERS, INC.

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

_____ 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 31st day of January, 19 92.

_____ Notary Public

Commission Expires 7/24/93

WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

TO
TIMOTHY S. McKEE and wife, CRYSTAL T. McKEE

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
424 Church St., 13th Floor
Nashville, TN 37219

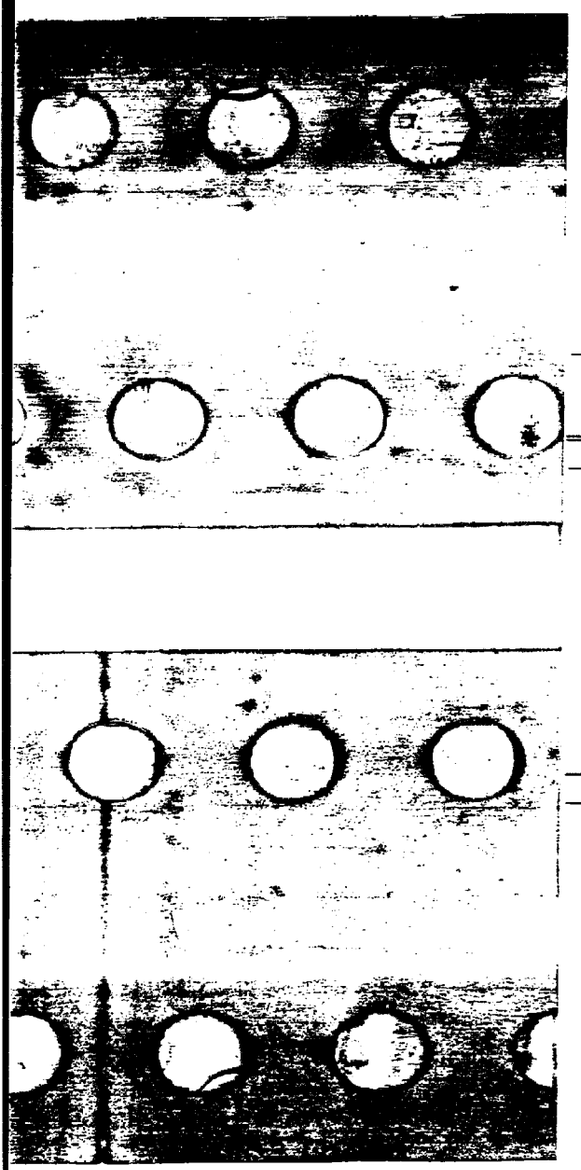
8 1 1 1 9

IDENTIFICATION REFERENCE

FEB 3 1 12 PM '92

DAVIDSON COUNTY, TN

TRX 92-03 0101 03CHECK 320.76



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	84825.00
CON TX	313.76
PRFEE	1.00
WDEED	6.00
TOTAL	320.76
CHECK	320.76

02/03/92 01 13:43 0001 7730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8119

IDENTIFT REFERENCE

FEB 3 1 03 PM '92

DAVIDSON COUNTY, TN

No. 498355