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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,450.00

William Arthur Sims, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 19 92

Notary Public

MY COMMISSION EXPIRES 11-21-92
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Taylor, Philbin, Pigue, Marchetti & Long, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
William Arthur Sims, Jr.	Leader Federal Bank for Savings	26-6-103
(NAME)	(NAME)	
116 Sheffield Court	P. O. Box 2926	GO-20860
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Memphis, TN 38101-2926	
(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 William Arthur Sims, Jr. and Tara Leigh Ball, both unmarried

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. 284 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, Page 549, said Register's Office.

SAID Lot No. 284 which is a corner lot, fronts 48.91 feet on the southerly margin of Sheffield Court and fronts 100.81 feet on the easterly margin of Windsor Trace said frontages being joined by a curve having a length of 39.27 feet and extends back 60.39 feet on the southerly line and 124.50 feet on the easterly line to a point of intersection.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6100, Page 617 as corrected in Book 6201, Page 391 and in Book 6297, Page 207, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved XX property, known as 116 Sheffield Court, Goodlettsville, TN 37072
(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 ti, 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 20th day of February, 19 92

Phillips Builders, Inc.

By: Ruth Malatak, Asst Vice President

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, 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
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak

~~and~~ / _____ with whom I am personally acquainted and who upon ~~(his/her/their)~~ her oath acknowledged ~~(himself/herself/themselves)~~ herself to be the Asst. Vice-President ~~and~~ / _____ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he/she/they)~~ she 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 Malatak 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 on this the 20th day of February, 19 92.

My commission expires 11-21-92

Jill B. Fry
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
William Arthur Sims, Jr.
Tara Leigh Ball

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

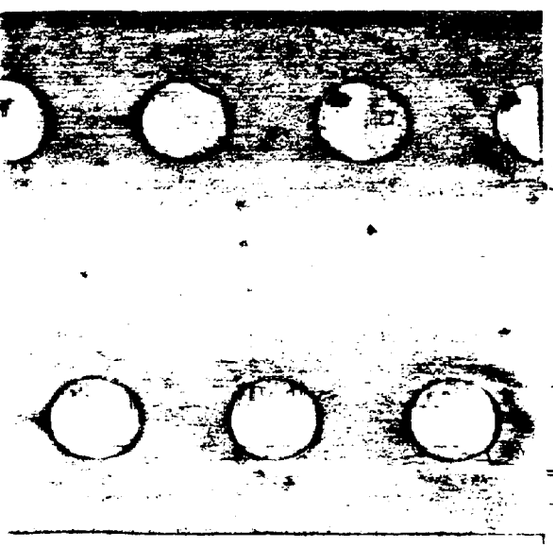
8600114

IDENTIF. TREFERENCE

FEB 21 4 14 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

3295 02/21 0101 03CHECK 345.18



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 91450.00
CON TX 338.18
PRFEE 1.00
WDEED 6.00
TOTAL 345.18
CHECK 345.18

02/21/92 01 16:16 0001 3295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86014

IDENTIF. REFERENCE

FEB 21 4 14 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 503839