BOX 1

BOOK 8584 PAGE 145

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Joseph Schmidt
Affiant

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

Notary Public

MY COMMISSION EXPIRES November 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joseph Schmidt (NAME)	Sears Mortgage Corporation (NAME)	MAP 26-2 #7
411 Newberry Court (ADDRESS)	2500 Lake Cook Road (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	

FOR AND 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 Joseph Schmidt and wife, Jessie L. Schmidt

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. 324, on the Plan of Windsor Green, Phase 2, Section 3, of record in Book 6900, page 845, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr. Trustee, with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary as of record in Book 6100, page 615, and Book 6100, page 617, corrected in Book 6201, page 391, and Book 6297, page 207, Register's Office of Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc, Hallphill Corporation, Phillips Construction Company and Edrand, Inc. into Philhall Corporation with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, page 203, Register's Office, dated June 30, 1987, for Davidson County, Tennessee.

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

5811

IDENTIFICATION REFERENCE

MAR 25 1 29 PM '92

REGISTER DAVIDSON COUNTY, TN

This is Improved X, Unimproved ( ) Property

411 Newberry 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 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 20th day of March 19 92

Phillips Builders, Inc.
By:
Ruth Malatak, Asst. Vice-President

Ruth Malatak, Asst Vice President

BOX 15

BOOK 8584 PAGE 146

STATE OF TENNESSEE
COUNTY OF

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
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 hee oath(s) acknowledged heself to be the Asst. Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that She as such Asst. Vice-President and _____ being authorized so to do, execute 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 March, 19 92.

My commission expires November 21, 1992

_____
Notary Public

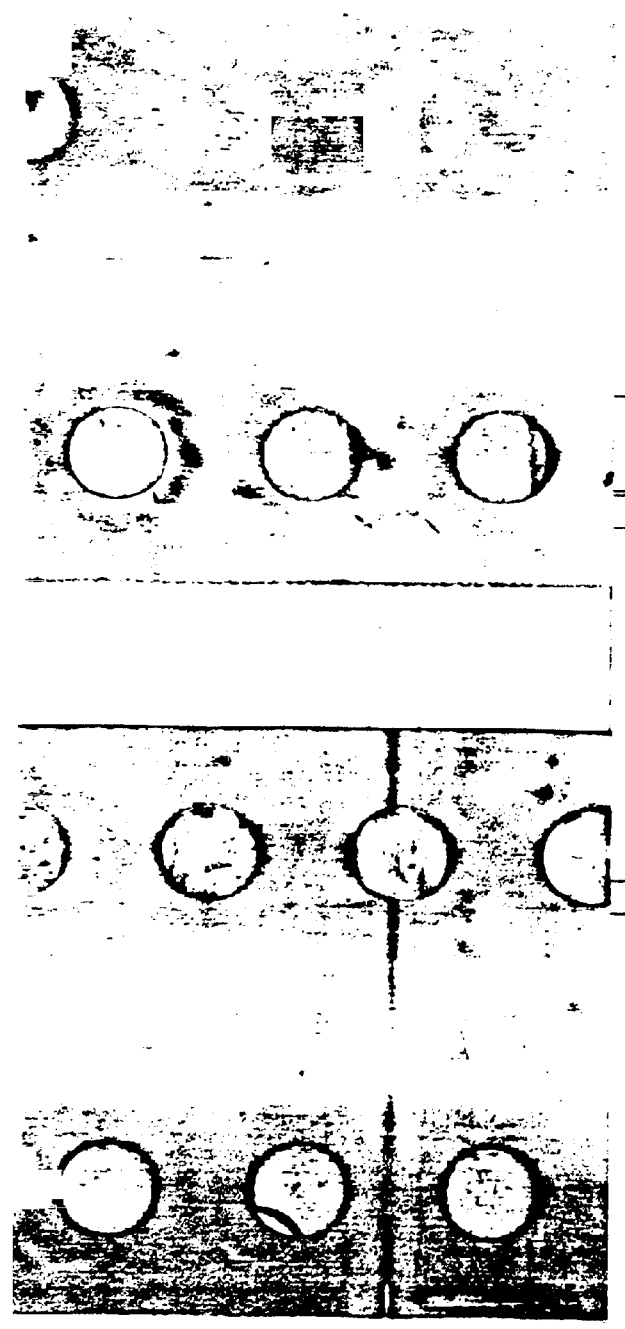
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Joseph Schmidt and wife, Jessie L. Schmidt

RETURN TO
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

0468 03/26 0101 03CHECK 414.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8584 PAGE 147

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 110000.00 CON TX 407.00 PRFEE 1.00 WDEED 6.00 TOTAL 414.00 CHECK 414.00	
03/26/92	01	13:19 0001		0468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.5.8 1 1.

IDENTIFICATION REFERENCE

MAR 26 1 20 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514846