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FORM NO. WD-1
7963-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 92

Notary Public

MY COMMISSION EXPIRES: 7/19/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CHERNAU, MILAM & WEISS, P.C., 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
KAREN E. MARGULIES (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 064-16-0-C
516 Selsey Court South (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 12
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	FB# 04D-93668

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 KAREN E. MARGULIES, 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. 12 on the Resubdivision of Lots 12 & 13, Section One, Wembley Downs, of record in Plat Book 6050, Page 424, and revised in Plat Book 7900, Page 301, Register's Office for said County, to which plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation, by Deed from Robert L. Eatherly a/k/a R. L. Eatherly, Trustee, of record in Book 8303, Page 659, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8304, Page 623, and Book 8447, Page 633, 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.

9657.8.

IDENTIFICATION REFERENCE

MAR 30 10 19 AM '92

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 516 Selsey Court South, 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 26th day of March, 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 26th day of March, 19 92.

Notary Public

Commission Expires 3/27/93

WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

TO
KAREN E. MARGULIES, UNMARRIED

THIS INSTRUMENT PREPARED BY:
CHERNAU, MILAM & WEISS, P.C.
424 Church St., 13th Floor
Nashville, TN 37219

1284 03/30 0101 03CHECK 254.53



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 66900.00
				CON TX 247.53
				PRFEE 1.00
				WDEED 6.00
				TOTAL 254.53
				CHECK 254.53
03/30/92	01			10:19 0001 1284

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.5 7.8.

IDENTIFICATION REFERENCE

MAR 30 10 19 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 515658