File Box 43

BOOK 8609 PAGE 69

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,494.00

Marianne P. Gross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 92

Notary Public

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

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
Albert C. Gross, III, et ux (NAME)	NationsBanc Mortgage Corporation (NAME)	64-0-81
513 Selsey Court South (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	4D-26841
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (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 Albert C. Gross, III and wife, Marianne P. Gross

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. 7 on the Plan of Section One, Wembley Downs, of record in Plat Book 7900, Page 301, said Register's Office.

SAID Lot No. 7 fronts 38.00 feet on the easterly margin of Selsey Court South and extends back 100.00 feet on the northerly line and 100.00 feet on the southerly line to a dead line in the rear measuring 38.00 feet thereon.

Being part of 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 any and all existing restrictions and easements of record.

04364

IDENTIF. TREFERENCE

APR 23 3 00 PM '92

FELIX Z. [illegible] DAVIDSON COUNTY TN.

3581 04/23 0101 03CHECK 282.65

unimproved ( )
This is improved XX property, known as 513 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 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 21st day of April, 19 92

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

STATE OF TENNESSEE
Davidson County

BOOK 8609 PAGE 70

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 Malatak

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon XXXXXXXXX her oath acknowledged XXXXXX herself to be the Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Phillips Builders, Inc.

the within named bargainor, a corporation, and that she as such Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, 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-Presiden XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX.

Witness my hand and official seal at office at Nashville, TN on this the 21st day of April, 19 92.

My commission expires 11-2-92

[signature]
Notary Public

WARRANTY DEED

FROM

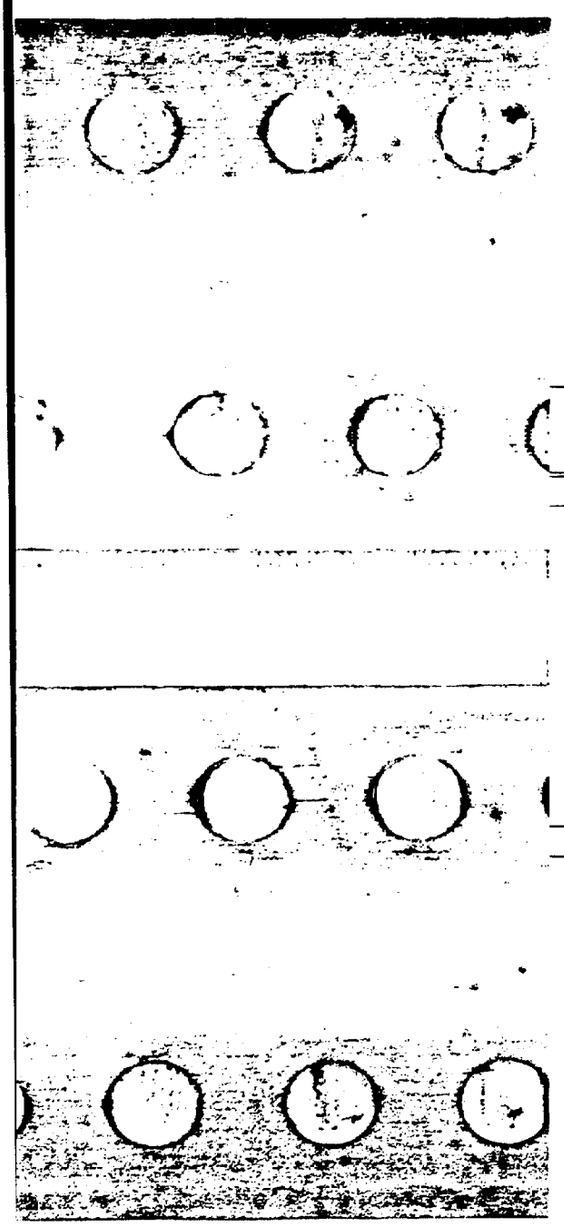
Phillips Builders, Inc.

TO

Albert C. Gross, III

Marianne P. Gross

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8609 PAGE 71

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 74494.00
CON TX 275.65
PRFEE 1.00
WDEED 6.00
TOTA 282.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 282.65

04-23-92 01 15:00 0001 3564

04364

IDENTIF. REFERENCE

APR 23 3 00 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 524376