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File in Box # 14

FORM NO. WD-1

8066-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 92

_____
Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
EDWARD JAMES NOVACK (NAME)	UNION PLANTERS NATIONAL BANK (NAME)	Map 026-03
109 Digby Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 01
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB# GO-21019

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 EDWARD JAMES NOVACK AND WIFE, BARBARA T. NOVACK

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. 303 on the Plan of Windsor Green, Phase II, Section III, as of record in Plat Book 6900, Page 845, Register's Office for said County, to which plan reference is hereby made for a more complete legal description of said lot.

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, of record in Book 6100, Page 615, Book 6100, Page 617, and corrected in Book 6201, Page 391, and Book 6297, Page 207, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc., into Philhall Corp., with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, Page 203, said Register's Office, dated June 30, 1987.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6406, Page 929, 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.

0664 IDENTIF. PREFERENCE MAY 1 10 42 AM DAVIDSON COUNTY

406.23

This is {unimproved ( ) / improved (X)} property, known as 109 Digby 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 his hand this 27th day of April, 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___.

Commission Expires _____ _____ Notary Public

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 27th day of April, 19 92.

Commission Expires 7/24/93 _____ Notary Public

WARRANTY DEED

FROM

PHILLIPS BUILDERS, INC.

TO

EDWARD JAMES NOVACK AND WIFE,
BARBARA T. NOVACK

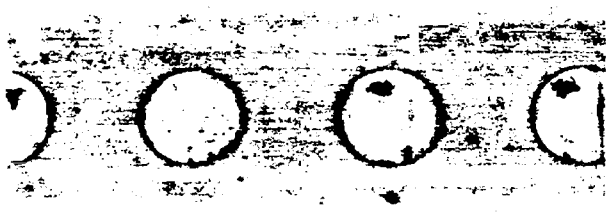
THIS INSTRUMENT PREPARED BY:
CHERNAU, MILAM & WEISS, P.C.
424 Church St., 13th Floor
Nashville, TN 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

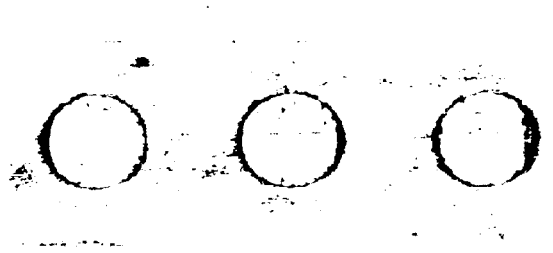
NASHVILLE, TENNESSEE



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

107900.00

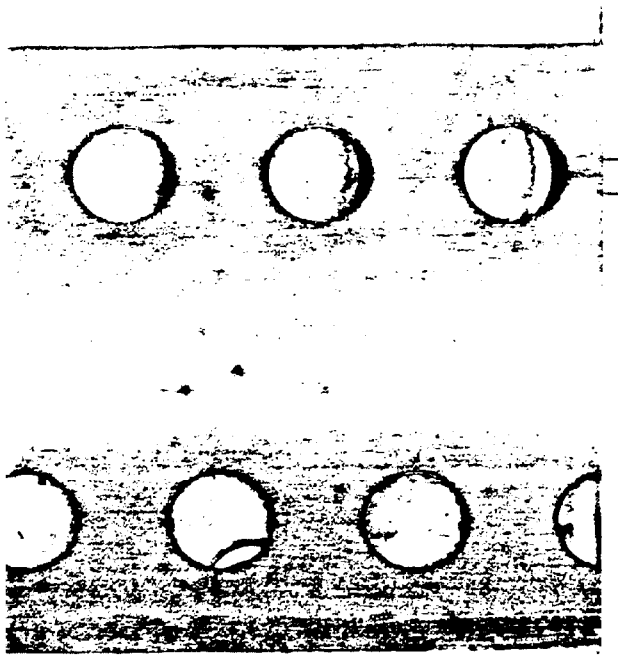
CON TX 399.23

PRFEE 1.00

WDEED 6.00

TOTAL 406.23

CHECK 406.23



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2568

0 6 6 0 4

IDENTIF. REFERENCE

MAY 1 10 43 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 526846