Box 58

BOOK 8634 PAGE 150

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 116,900.00
x Robert A Mauder
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May 19 92

Notary Public

MY COMMISSION EXPIRES: March 27, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Mauder (NAME)	SAME (NAME)	MAP 26-7
106 Buckingham Court (ADDRESS)	106 Buckingham Court (ADDRESS)	PARCEL 167
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 Robert A. Mauder and wife, Eleanor M. Mauder

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. 245 of Windsor Green, Phase II, Section II, as of record in Plat Book 6900, page 549, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate 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 617, as corrected in Book 6201, page 391, and Book 6297, page 207, said Register's Office. Phillips Builders, Inc. is successor and interest to Randall Phillips Builders, Inc. by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

This property is conveyed subject to the Plan of record in Book 6900, page 549; Restrictive Covenants of record in Book 6406, page 929; and By-Laws of record in Book 6406, page 942, and any assessments thereof, Register's Office for Davidson County, Tennessee. Taxes for the current year have been prorated and assumed by the Grantees day of close.

13225

IDENTIF. TREFERENCE

MAY 26 3 22 PM '92

FELIX A. JOHNSON REGISTER DAVIDSON COUNTY TN.

0188 05/26 0101 03CHECK 439.53

( ) unimproved ( ) is improved (X) property, known as 106 Buckingham 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 21st day of May 19 92

Phillips Builders, Inc.

By:
Its: Ruth Malstaff, Asst Vice President

First Data Systems, Inc.
DCTN01W 12/88
1-800-626-5427

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, Marshall L. Hix 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 her oath(s) acknowledged herself to be the Assistant Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that she as such Assistant 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 Assistant Vice President, and attesting the same by the said _____ as such _____.

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

My commission expires March 27, 1993

Marshall L. Hix
Notary Public

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

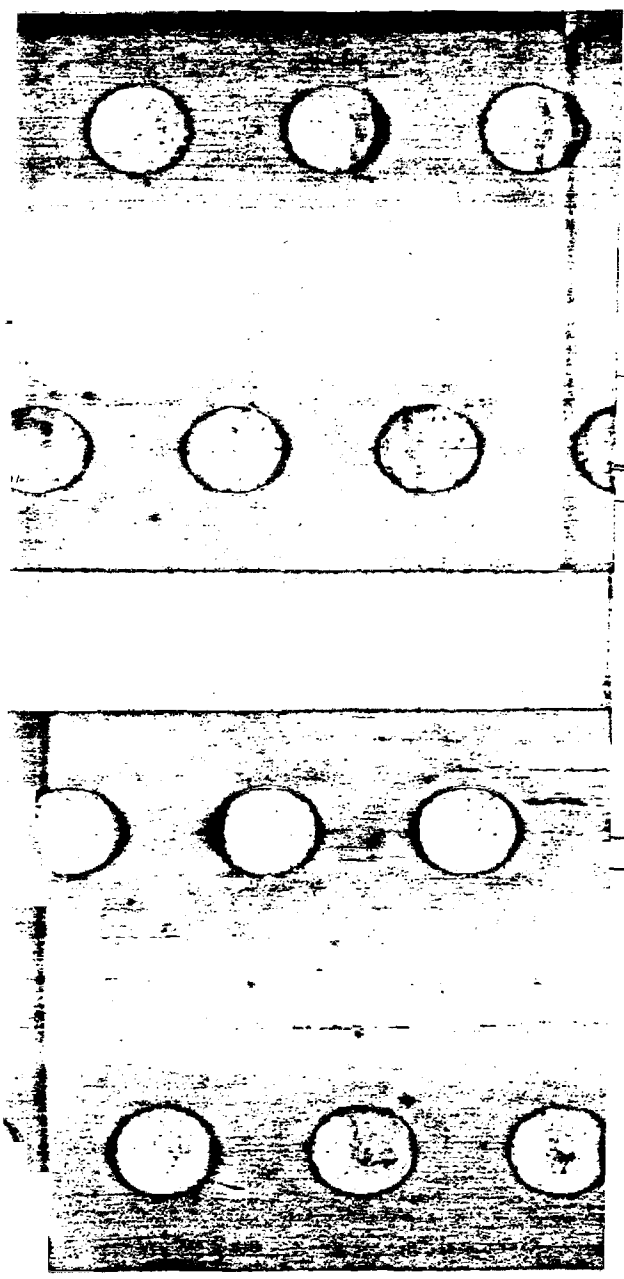
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WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Robert A. Mauder and wife,
Eleanor M. Mauder

RETURN TO:



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
116900.00

CON TX	432.53
PRFEE	1.00
WDEED	6.00
TOTAL	439.53
CHECK	439.53

05/26/92 01 15:21 0001 0188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13325

IDENTIF. REFERENCE

MAY 26 3 22 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 534346