Box 47

BOOK 8672 PAGE 580

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF July, 19 92

Notary Public

MY COMMISSION EXPIRES: 11/20/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherrye M. Teague (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	MAP 53-13
404 Sorensen Way (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	PARCEL 110
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (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 Sherrye M. Teague, 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. 123 on the Plan of Kimbolton, Phase Two, of record in Plat Book 6900, Pages 792, 793, and 794, Register's Office for said County, to which plan reference is hereby made for a complete legal description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie, IV, and wife, Phyllis Ritchie, Edward C. Ritchie, and wife, Ame Ritchie, and Joan Ritchie, a femme sole, of record in Book 6746, Page 672, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Biulders, 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 7464, Page 969, amended in Book 7470, Page 126, and further amended in Book 7799, Page 50, said Register's Office; easements and setback lines as set forth on the shown plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

Unimproved ( )
Improved (X) property, known as 404 Sorensen Way, Madison, Tennessee 37115
(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 1st day of July, 19 92

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

STATE OF TENNESSEE
COUNTY OF

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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
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 his oath(s) acknowledged himself to be the Asst. Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that he 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 Madison, Tennessee 37115 on this the 1st day of July, 19 92.

My commission expires 11/26/94

_____
Notary Public

26282

IDENTIF. TREFERENCE

JUL 9 1 55 PM '92

FELIX Z. WILDER REGISTER
DAVIDSON COUNTY TN.

4088 07/09 0101 030 [illegible] 32[illegible]

WARRANTY DEED

FROM

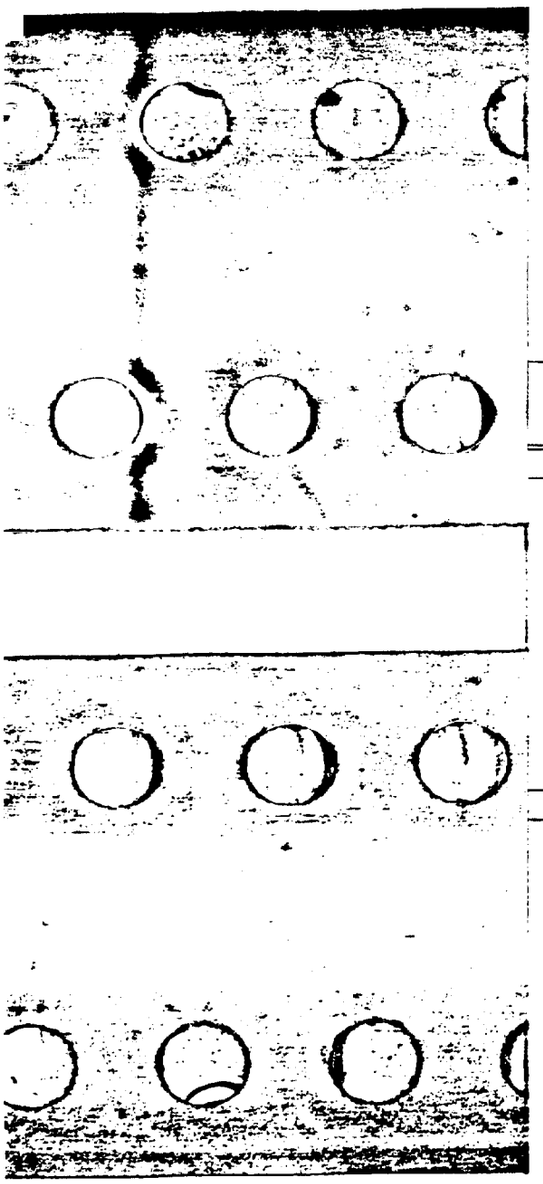
Phillips Builders, Inc.

TO

Sherrye M. Teague

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115



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

07/09/92 01 13 35 0001 [illegible]38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26282

IDENTIF. TREFERENCE

JUL 9 1 55 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 548850