file box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Stacey L Melling
Affiant

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

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey L. Melling	Tennessee Mortgage Corporation	MAP 48
(NAME)	(NAME)	
4862 Clarksville Pike	2451 Atrium Way, Suite 100	PARCEL 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37210	14DZ-00115
(CITY) (STATE) (P. O. ZIP)	(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 Stacey L. Melling

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:

A small tract in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being known as Tract 16 on the unrecorded map showing the subdivision of fifteen lots for R. K. Smith as conveyed from Herman Thompson, and described according to a copy of a survey made August 28, 1952, by L. D. Justice, Surveyor, as follows:

BEGINNING at a point in the northeasterly margin of Highway No. 112 at the corner of Lots 15 and 16, being the most southerly corner of the lot conveyed to Louis W. Schroader and wife, by deed from J. R. Dillow and wife, of record in Book 2447, page 220, Register's Office for said County; thence with the line between Lots 15 and 16, northeasterly 400 feet to a point; thence southeasterly 100 feet to the corner of Lot 17; thence with the line between Lot 16 and 17, southwesterly 400 feet to the margin of Highway No. 112; thence with the margin of the same, northwesterly 100 feet to the point of beginning.

BEING the same property conveyed to Phillips Builders, Inc. by deed from Lester E. Hardison and wife, Dorothy E. Hardison, filed of record in Book 8532, page 981, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

This is unimproved ( ) improved (X) property, known as 4862 Clarksville Pike, Whites Creek, TN 37189
(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 26th day of June, 19 92

Phillips Builders, Inc.

By:

Ruth Malatek, Asst Vice President

STATE OF TENNESSEE }
}

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____ (or proved to me on the basis of satisfactory evidence)

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 }
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) (their several oaths) acknowledged (himself) (themselves) to be the Asst. Vice President and ---------- respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such Asst. Vice President and ---------- 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 President, and attesting the same by the said ---------- as such ----------

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at 51 Century Boulevard, Suite 110 on this the 26th day of June, 92

My commission expires March 25, 1995 Gillie Mai Parsley Notary Public

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7436 07/20 0101 03CHECK 221.75

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Stacey L. Melling

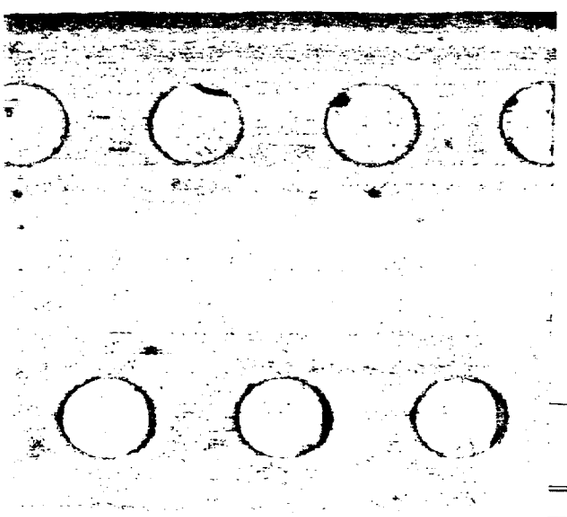
Return to:
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

IDENTIF. REFERENCE

0 9 6 8 2

JUL 20 3 40 PM '92

FELIX P. [illegible]
REGISTER
DAVIDSON COUNTY, TN.



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	57500.00
CON TX	212.75
PRFEE	1.00
WDEED	8.00
TOTAL	221.75
CHECK	221.75

07/20/92 01 15:41 0001 7136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28960

IDENTIF. TREFERENCE

JUL 20 3 40 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551856