FILE BOX 45

BOOK 8752 PAGE 687

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,600.00

Susan G. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 92

Notary Public

MY COMMISSION EXPIRES: July 24, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy A. Johnson (NAME)	Temple-Inland Mortgage (NAME)	87-5-A
5944 Colchester Drive (ADDRESS)	P.O. Box 40 (ADDRESS)	59CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Austin, TX 78767 (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., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy A. Johnson and wife, Susan G. Johnson

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:

BEING Lot No. 112, on the plan of the Final Plat, Farmingham Woods, Phase II, Section 1, of record in Plat Book 6900, Page 306, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation by deed from Thelma R. Zanetis, of record in Book 8113, Page 918, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8238, Page 176, Register's Office for said County.

53307

IDENTIFICATION REFERENCE

OCT 8 11 20 AM '92

JOE C. WILSON II REGISTER
DAVIDSON COUNTY, TN

8973 10/08 0101 03CHECK 347.92

unimproved ( )
This is improved (X) property, known as 5944 Colchester Drive, 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 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 30th day of September, 19 92

Phillips Builders, Inc., a Tennessee Corporation
By:
Ruth Malatak, Ass't Vice President

Ruth Malatak, Asst Vice President

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, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatack and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Ass't Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that he as such Ass't 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 Malatack as such Ass't Vice President, and attesting the same by the said _____ as such _____.

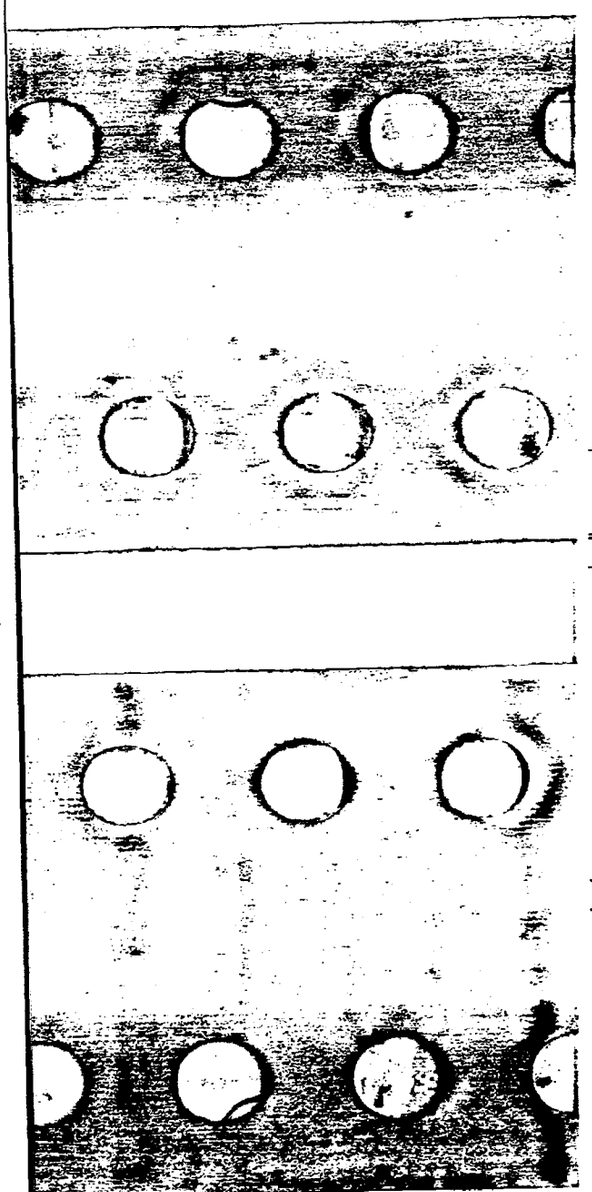
Witness my hand and official seal at office at Nashville, TN on this the 30th day of September 19 92.

My commission expires July 24, 1993

Patricia Northcutt
Notary Public

WARRANTY DEED

FROM	RETURN TO:
Phillips Builders, Inc.	METROPOLITIAN ESCROW, INC. 25 Century Blvd., Suite 202 Nashville, Tennessee 37214
TO Timothy A. Johnson Susan G. Johnson	RICHARD A. NORTHCUTT ATTORNEY-AT-LAW 25 Century Blvd., Suite 202 Nashville, Tennessee 37214



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 91600.00
MOR TX 338.92
PRFEE 1.00
WDEED 8.00
TOTAL 347.92
CHECK 347.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/08/92 01 11:21 0001 8973

53307

IDENTIFICATION REFERENCE

OCT 8 11 20 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 578499