BOOK 8839 PAGE 799

BOX 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

James A. Fair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF December, 19 92

Notary Public

MY COMMISSION EXPIRES: 2/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Fair (NAME)	Norwest Mortgage, Inc. (NAME)	64-16-C
813 Bexhill Court North (ADDRESS)	P. O. Box 780 (ADDRESS)	PARCEL 62
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Waterloo, IOWA 50704 (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 James A. Fair and wife, Donna S. Fair

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 69, Wembley Downs, Section 3, as in Book 8250, Page 108, Register's Office for said County.

BEING the same property conveyed to Phillips Builders, Inc. by deed from Robert L. Eatherly, Trustee of record in Book 8303, Page 659, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

8237.9

IDENTIFICATION REFERENCE

JAN 13 1 49 PM '93

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 813 Bexhill Court North, 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 16th day of December, 19 92

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

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 Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that he as such 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 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 16th day of December 19 92

My commission expires 7/23/94

_____
Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

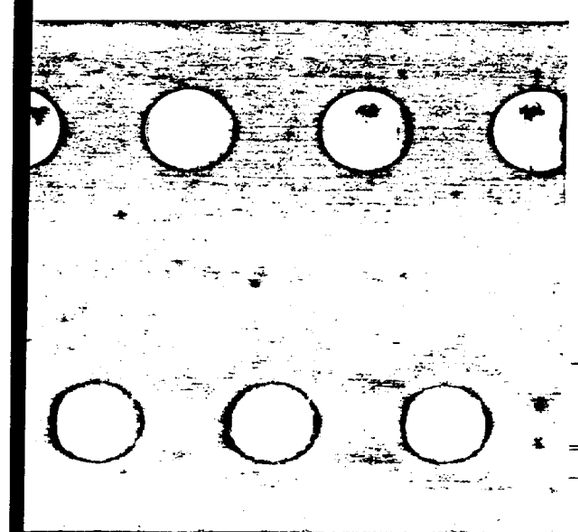
TO

James A. Fair and wife, Donna S. Fair

RETURN TO:

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, TN 37201

295.75



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

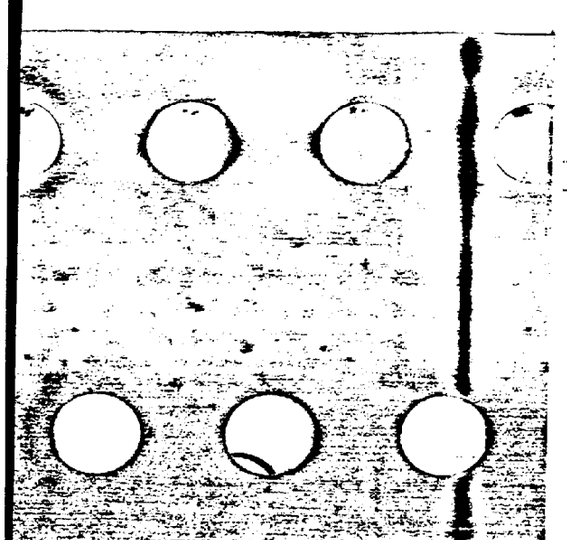
FOR _____

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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 77500.00
				CON TX 286.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 295.75
				CHECK 295.75
01/13/93	01			13:41 0001 5620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



8237.9

IDENTIFICATION REFERENCE

JAN 13 1 43 PM '93

F. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 610387