BOOK 8879 PAGE 510 FORM No. WD-1

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

William Stephen Cleek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 93

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
William Stephen Cleek (NAME)	First Republic Mortgage (NAME)	26-7-170
112 Buckingham Court (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	G020875
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Dayton, Ohio 45459 (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 William Stephen Cleek and wife, Michelle R. Cleek

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. 248 on the Plan of Windsor Green, Phase 2, Section 2, of record in Plat Book 6900, page 549, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6100, page 617 and corrected in Book 6201, page 391 and in Book 6297, page 207, Register's Office, Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, page 203, said Register's Office.

Declaration of covenants, conditions and restrictions of record in Book 6406, page 929, Book 8000, page 652 and Book 7649, page 288, said Register's Office.

Subject to any and all existing easements of record.

97276

IDENTIFICATION REFERENCE

MAR 4 8 27 AM '93

DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 112 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 2nd day of March, 19 93

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

Ruth Malatak, Asst VP

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, 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 ~~(they each)~~ acknowledged himself ~~(themselves)~~ to be the Assistant Vice President ~~and~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that (he) as such Assistant Vice President ~~(they)~~ and ~~XX~~ _____ 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, TN this the 2nd day of March 19 93

My commission expires _____

_____
Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

WARRANTY DEED

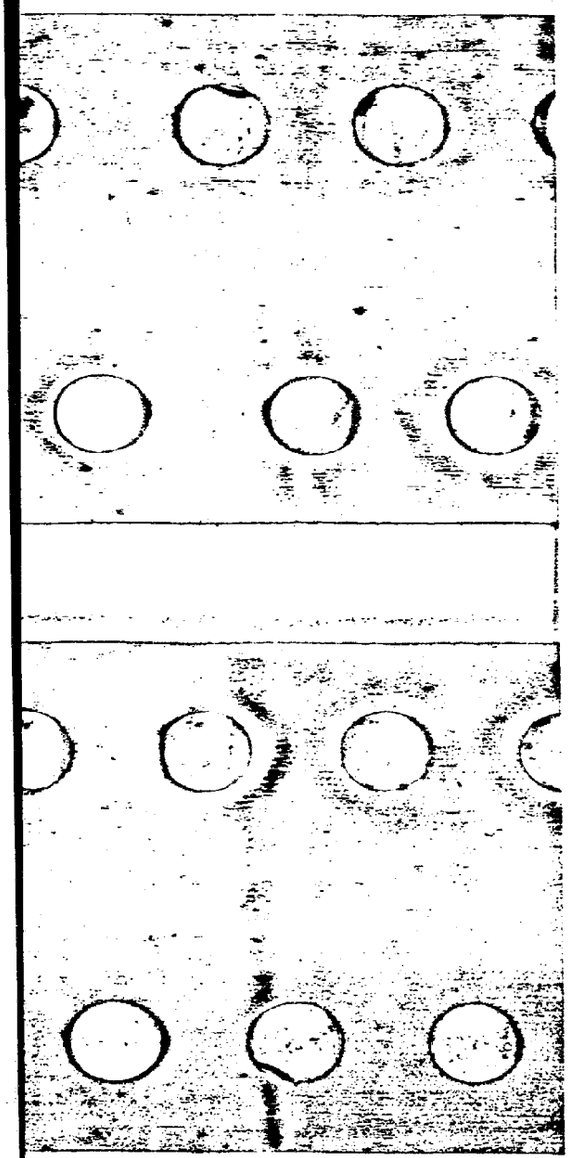
FROM
Phillips Builders, Inc.

TO
William Stephen Cleek and wife,
Michelle R. Cleek

RETURN TO:
Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

9099 03/04 0101 03CHECK 573.45



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

BOOK 8879 PAGE 512

RECEIVED OF _____

FOR _____

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
				DAFT 98500.00
				CON TX 364.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 373.45
				CHECK 373.45
			03/04/93 01	08:26 0001 9099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 7 2 7 6

IDENTIFICATION REFERENCE

MAR 4 8 27 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 626668