Box 52

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 93

Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall W. Shaffer (NAME)	NEW OWNER (NAME)	MAP 150▮12▮A
3645 Seasons Drive (ADDRESS)	3645 Seasons Drive (ADDRESS)	PARCEL 128
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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 Randall W. Shaffer and wife, Ruby M. Shaffer

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. 665 on the Plan of Phase 5▮A, Somerset, of record in Book 7900, page 399, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5508, page 923, Register's Office for Davidson County, Tennessee. Randall Phillips Builders, Inc. now d/b/a Phillips Builders, Inc. by Articles of Merger of record in Book 7298, page 203, said Register's Office.

This property is conveyed subject to the Plan of record in Book 7900, page 399; Restrictive Covenants of record in Book 7619, page 647; Book 7657, page 583; Book 7675, page 923; Book 7776, page 826; Book 8201, page 770; Book 8663, page 384 and Book 8708, page 630, said Register's Office; any and all easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

25906

IDENTIFICATION REFERENCE

JUN 2 2 55 PM '93

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3645 Seasons Drive, Antioch, TN 37013
(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 27th day of May, 19 93

Phillips Builders, Inc.
By:

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 Assistant VP and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that she as such Assistant VP 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 Assistant VP, and attesting the same by the said Ruth Malatak as such Assistant VP.

Witness my hand and official seal at office at Nashville, TN on this the 27th day of May 19 93.

My commission expires 11/27/93

Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

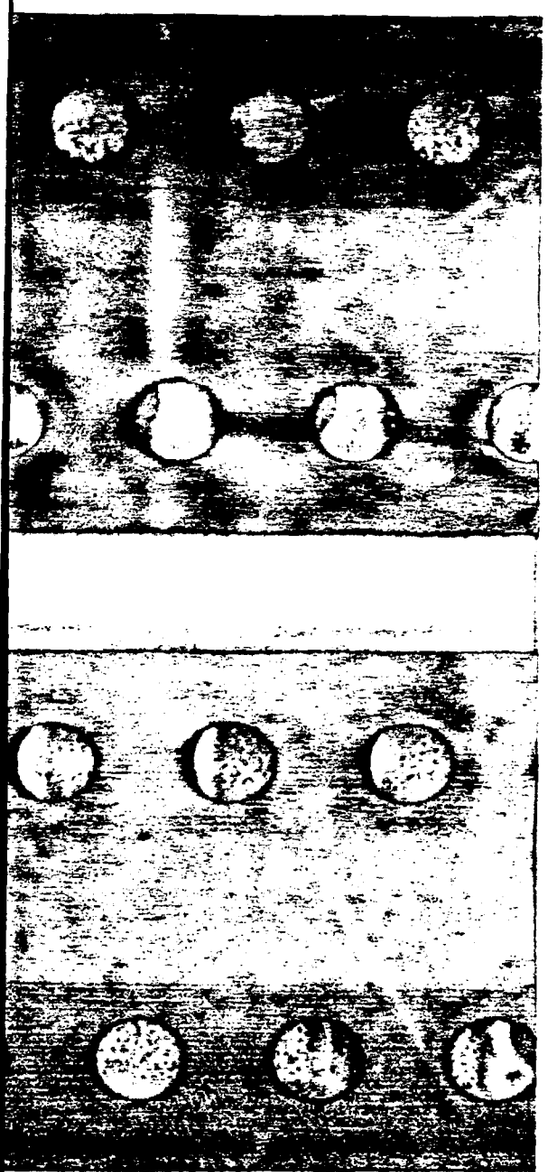
TO

Randall W. Shaffer and wife, Ruby M. Shaffer

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Street, Su. 1100
Nashville, TN 37238

93-0460 RECD FOR REC 20790 12:52



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 121900.00
				CON TX 451.03
				PRFEE 1.00
				WDEED 8.00
				TOTAL 460.03
				CHECK 460.03
06/02/93	01			14:55 0001 2571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25906

IDENTIFICATION REFERENCE

JUN 2 2 55 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 657928