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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,423.00

Scott A Chevalier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 93

Notary Public

MY COMMISSION EXPIRES 7-20-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Taylor, Philbin, Pigue, Marchetti & Long, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Scott A. Chevalier (NAME)	Leader Federal Bank for Savings (NAME)	53 13-138
741 Jessica Taylor Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	11D94531
Madison, TN 37115 (CITY) (STATE) (P O ZIP)	Memphis, TN 38101-2926 (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 Scott A. Chevalier and wife, Valerie L. Chevalier

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. 77 on the Plan of Phase II, Kimbolton, of record in Book 6900, Pages 792, 793, and 794, Register's Office for said County.

SAID Lot No. 77 fronts 80.00 feet on the northeasterly margin of Jessica Taylor Drive and extends back 190.93 feet on the northwesterly line and 190.26 feet on the southeasterly line to a dead line in the rear measuring 80.00 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie, IV and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Ame Ritchie, and Joan Ritchie, a femme sole, of record in Book 5746, Page 672; and by Deed from Thomas F. Stewart, Trustee, of record in Book 7304, Page 279, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc. of record in Book 7298, Page 203, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 741 Jessica Taylor Drive, Madison, TN 37115
(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 ti, 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 28th day of May, 19 93

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

STATE OF TENNESSEE
Davidson County

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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, 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
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon her oath acknowledged herself to be the Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Phillips Builders, Inc. the within named bargainor, a corporation, and that she as such Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, TN on this the 28th day of May, 1993.

My commission expires 11-20-96 Jill L. Roller Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Scott A. Chevalier

Valerie L. Chevalier

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

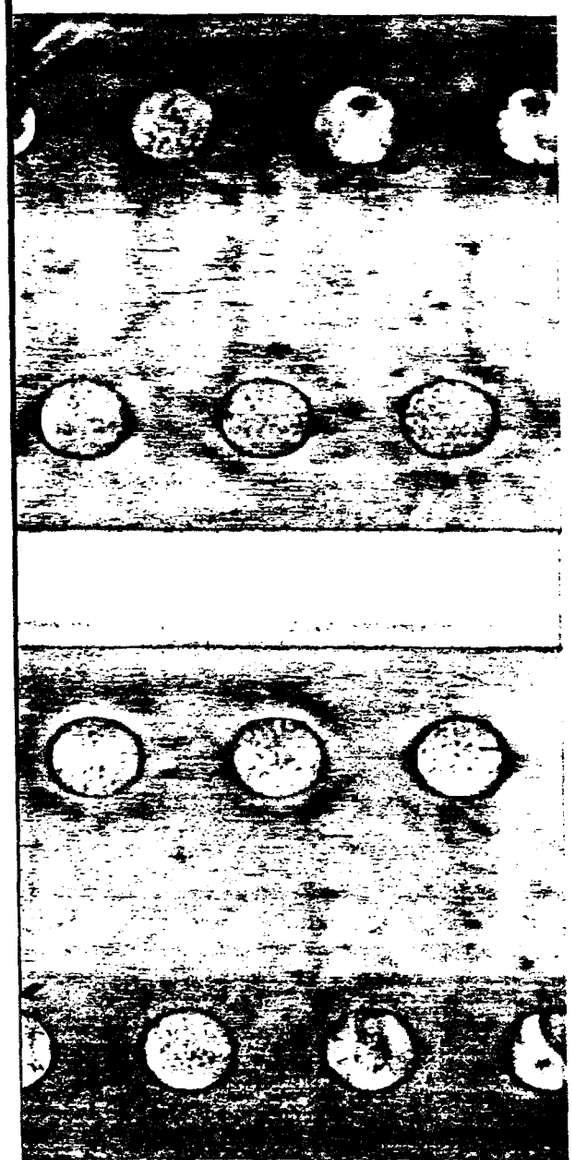
26117.

IDENTIF. REFERENCE

JUN 3 10 30 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2930 06/03 0101 03CHECK 432.28



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 114423.00
CON TX 423.28
PRFEE 1.00
WDEED 8.00
TOTAL 432.28
CHECK 432.28

06/03/93 01 10:30 0001 2930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26 1 1 7

IDENTIFICATION REFERENCE

Jun 3 10 30 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 658282