FILE BOX 38 FIRST TITLE AND ESCROW COMPANY, INC.

WARRANTY DEED

BOOK 8990 PAGE 852

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

11678

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN A. CASTELLANO	LEADER FEDERAL BANK FOR SAVINGS	141-15-D
(NAME)	(NAME)	
7820 River Fork Drive	P.O. Box 2926	232
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Memphis, Tennessee 38101	9D 81717
(CITY) (STATE) (P. O. ZIP)	(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, PHILLIPS BUILDERS, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. CASTELLANO AND WIFE, DIANNE D. CASTELLANO

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 232 on the Plan of Phase III-A "Sheffield" on the Harpeth, as of record in Plat Book 7900, page 332, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, page 96, said Register's Office, by Articles of Merger of record in Book 7298, page 203, Randall Phillips Builders, Inc., a Tennessee corporation is now known as Phillips Builders, Inc.

This conveyance is made subject to: (1) 1993 Taxes which have been prorated and assumed by the Grantees; (2) Declaration of covenants, conditions and restrictions of record in Book 7145, page 954 amended in Book 8505, page 598; (3) By-Laws of record in Book 7145, page 964 amended in Book 8146, page 463; (4) Charter of Incorporation of record in Book 6939, page 983; (5) Easement of record in Book 5738, page 829; and (6) All matters appearing on the plan of record in Plat Book 7900, page 332, Register's Office for Davidson County, Tennessee.

33525

IDENTIF. ↑ REFERENCE

93 JUN 23 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 7820 River Fork Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of June, 19 93

PHILLIPS BUILDERS, INC.
By: Clifton Hall
Clifton Hall, Senior Vice-President

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clifton Hall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice-President of Phillips Builders, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of June, 1993.

Notary Public

My commission expires;

11/20/96

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,080.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 93

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

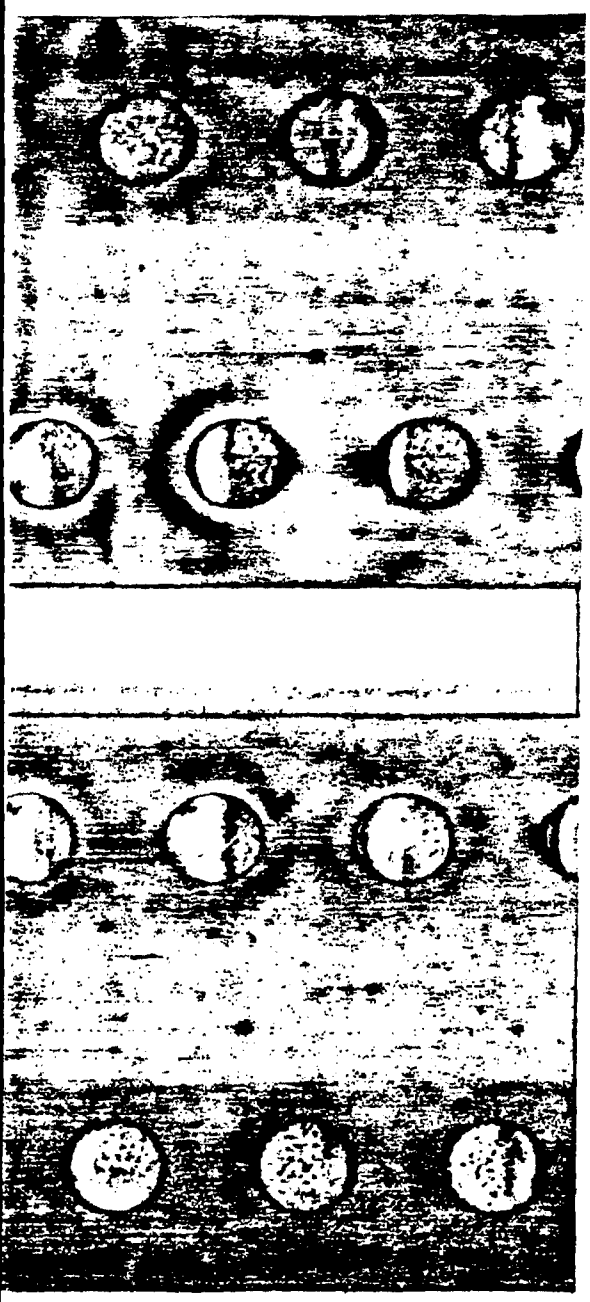
WARRANTY DEED

FROM PHILLIPS BUILDERS, INC.

TO JOHN A. CASTELLANO AND WIFE, DIANNE D. CASTELLANO

1049 06/23 0101 03CHECK 590-27

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF 1050 06/23 0101 03CHECK 0.00

FOR

BOOK 8990 PAGE 854

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

MAMT 157080.00
CON TX 581.27
PRFEE 1.00
WDEED 8.00
TOTAL 590.27
CHECK 590.27
06/23/93 01 10:30 0001 1049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33525
IDENTIF. ↑ REFERENCE

93 JUN 23 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

VOID
MAMT 157080.00-
CAMT 157080.00
TOTAL 0.00
CHECK 0.00
06/23/93 01 10:30 0001 1050

No. 666281