BOOK 8999 PAGE 8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 19 93.

Notary Public

MY COMMISSION EXPIRES 11-20-96
(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
Darryl E. C. Van Leer	NationsBanc Mortgage Corporation	53-13-92
(NAME)	(NAME)	
1517 Joe Pyron Drive	P O Box 353	11[illegible]
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Louisville, KY 40201-0353	
(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, WE, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darryl E. C. Van Leer and wife, Evelyn A. Van Leer

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. 25 on the Plan of Phase I, Kimbolton, of record in Book 6900, Pages 276, 277, and 278, as amended in Book 7577, Page 553, Register's Office for said County.

SAID Lot No. 25 fronts 79.80 feet on the westerly margin of Joe Pyron Drive and extends back 188.94 feet on the southerly line and 188.89 feet on the northerly line to a dead line in the rear measuring 81.62 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 1517 Joe Pyron 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 25th day of June, 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

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon her oath acknowledged herself to be the Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Phillips Builders, Inc. the within named bargainor, a corporation, and that she as such Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, TN on this the 25th day of June, 1993.

My commission expires 11-20-96 ______________ Notary Public

JILL L. ... NOTARY PUBLIC AT LARGE STATE OF TE...

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Darryl E. C. Van Leer

Evelyn A. Van Leer

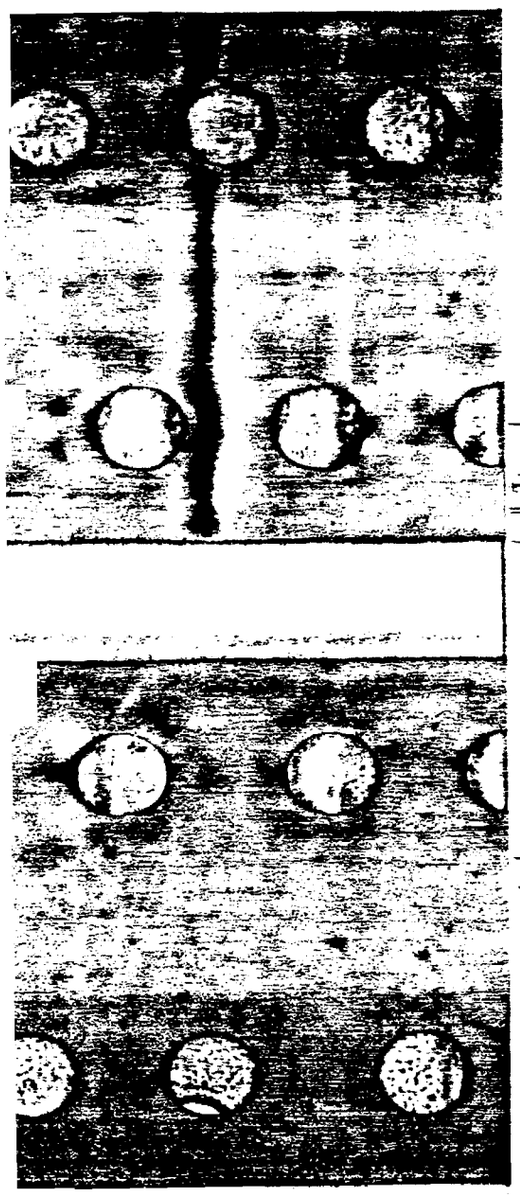
Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

93 JUN 30 PM 1:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY. TN.

IDENTIF. ✦ REFERENCE

3868 06/30 0101 03CHECK 352.73



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

RECEIVED OF _____

FOR _____

BOOK 8999 PAGE 10

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 92900.00
				CON TX 343.73
				PRFEE 1.00
				MDEED 8.00
				TOTAL 352.73
				CHECK 352.73
			06/30/93 01	13:21 0001 3868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36120
IDENTIF. ↑ REFERENCE

93 JUN 30 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 669051