BOX 15

BOOK 9018 PAGE 159

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00
Barry S. Sprouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 93

LEE E. GRAY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee E. Gray
Notary Public

MY COMMISSION EXPIRES May 25, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Barry S. Sprouse (NAME)	BarclaysAmerican/Mortgage (NAME)	MAP 53-13 #69
1405 Joe Pyron Drive (ADDRESS)	5032 Parkway Plaza Blvd., Bldg 8 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (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 Barry S. Sprouse and wife, Olivia M. Sprouse

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. 2 on the Plan of Kimbolton, Phase 1, as of record in Book 6900, pages 276, 277, and 278, Register's Office for said County, to which plat 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 from Bettye Ritchie Casey and husband Gerald Casey, Andy T. Ritchie, IV, and wife, Phyllis Ritchie, Edward Ritchie and wife, Ame Ritchie, and Joan Ritchie, a Femme Sole, of record in Book 6746, page 672, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Thomas F. Stewart, Trustee, of record in Book 7304, page 279, said Register's Office. 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, dated June 30, 1987.

42431

IDENTIFICATION REFERENCE

93 JUL 19 PM 3:29

REGISTER DAVIDSON COUNTY, TN

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

5430 07/19 0101 03CHECK 456.33

This is unimproved property known as 1405 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 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 9th day of July 19 93

Phillips Builders, Inc.
By:
Ruth Malatak, Assist. VP
Ruth Malatak, Asst VP

BOX 15

BOOK 9018 PAGE 160

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 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 her oath(s) acknowledged herself to be the Assist. VP and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that She as such Assist. 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 Assist. VP, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 9th day of July 19 93.

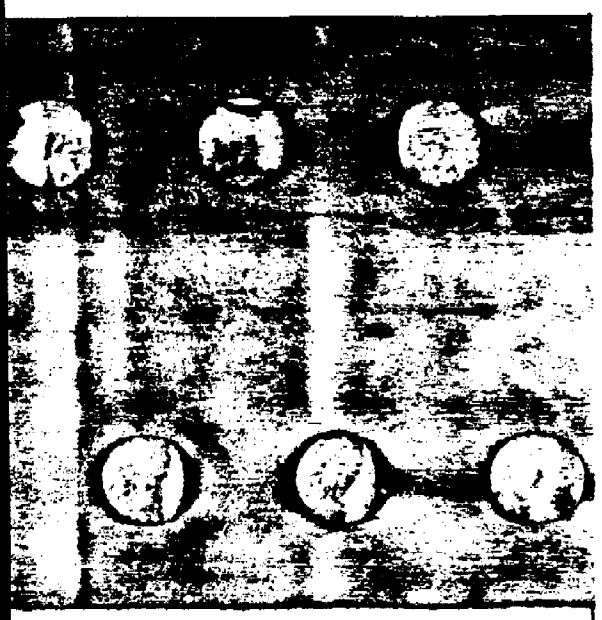
My commission expires May 25, 1996

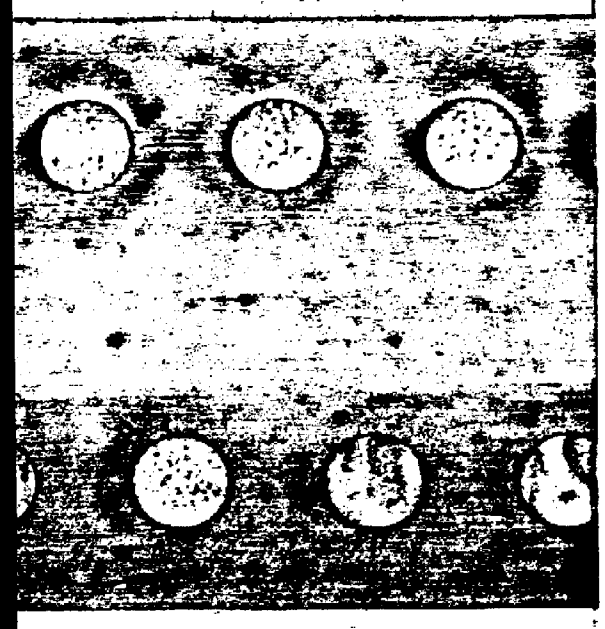
Lee E. Cranford
Notary Public

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Warranty Deed from Phillips Builders, Inc., to Barry S. Sprouse and wife, Olivia M. Sprouse.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215





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

RECEIVED OF _____

FOR _____

BOOK 9018 PAGE 161

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	120900.00
CON TX	447.33
PRFEE	1.00
WDEED	8.00
TOTAL	456.33
CHECK	456.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0771764 01 15'21 0001 5430

42431
IDENTIF. & REFERENCE

93 JUL 19 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 675825