FILE BOX 38

FIRST TITLE AND ESCROW COMPANY, INC.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9059 PAGE 950

File No. 11611

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILTON D. ELDRIDGE, SR.	SEARS MORTGAGE CORPORATION	150-12-A
3613 Seasons Drive (NAME)	2500 Lake Cook Road (NAME)	120
Antioch, Tennessee 37013 (STREET ADDRESS OR ROUTE NUMBER)	Riverwoods, Illinois 60015 (STREET ADDRESS)	2DX 8873
(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 WILTON D. ELDRIDGE, SR. AND WIFE, BOBBIE J. ELDRIDGE

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. 657 on the Plan of Phase V-A Somerset, as of record in Plat Book 7900, page 399, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Hubert Beard and wife, Snear Beard of record in Book 4654, Page 67, and by installment deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell of record in Book 4687, page 44, and by deed from Carl J. Strassle and wife, Sandra G. Strassle of record in Book 5172, page 405, Register's Office for Davidson County, Tennessee. Philhall Corporation has conveyed its interest in part of the property to Randall Phillips Builders by quitclaim deed of record in Book 5508, page 923, corrected in Book 7411, page 171, Register's Office for Davidson County, Tennessee. By Articles of Merger of record in Book 7298, page 203, Register's Office for Davidson County, Tennessee, the Surviving corporation shall be known as Phillips Builders, Inc.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions and Restrictions of record in Book 7619, page 647, amended in Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, and in Book 8708, page 630; (3) Easement of record in Book 6185, page 312; (4) By-Laws of record in Book 7619, page 679; (5) Charter of record in Book 7661, page 37; and (6) All matters appearing on the Plan of record in Plat Book 7900, page 399, said Register's Office.

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IDENTIF. & REFERENCE

This is improved (XX) property, known as 3613 Seasons Drive, Antioch, Tennessee 37013. unimproved ( )

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 25th day of August, 19 93

PHILLIPS BUILDERS, INC.
By:

4651 08/27 0101 03CHECK 459.29

Ruth Malatek, Asst. Vice-President

Ruth Malatek, Asst VP

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 Tennessee
COUNTY OF Davidson

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

Ruth Malatek

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Asst. 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 25th day of August, 19 93

My commission expires 1-22-95 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,736.00

_____
Affiant

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

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

_____
Notary Public

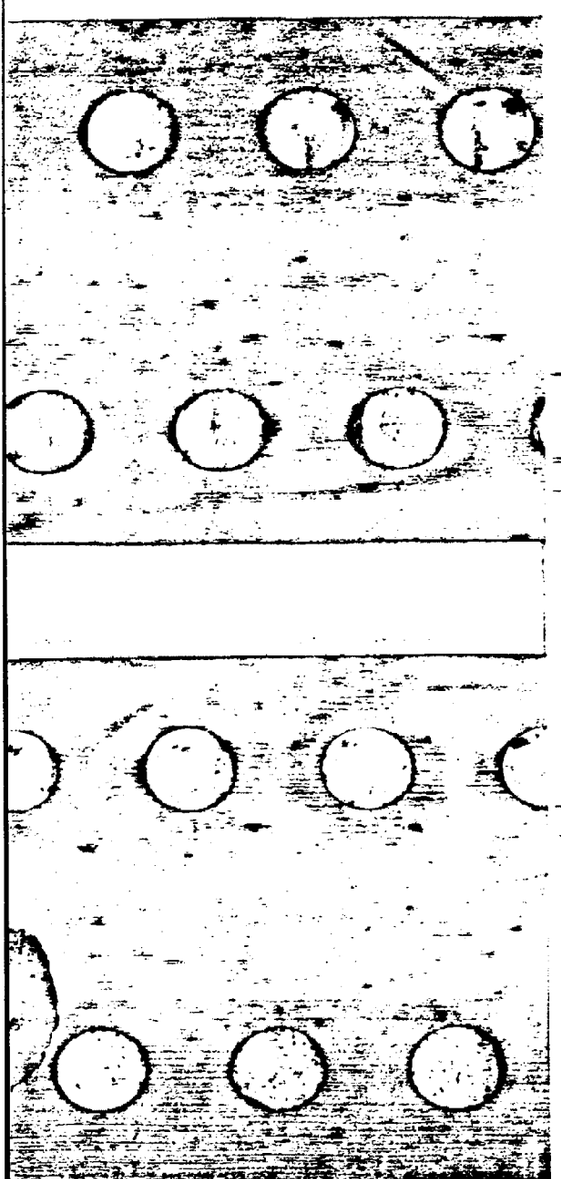
NOTARY PUBLIC

WARRANTY DEED

FROM PHILLIPS BUILDERS, INC.

TO WILTON D. ELDRIDGE, SR. AND ~~WIFE, BOBBIE J. ELDRIDGE~~

PLEASE RETURN TO:
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 _____

FOR _____

BOOK 9059 PAGE 952

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
121736.00
CON TX 450.29
PRFEE 1.00
WDEED 8.00
TOTAL 459.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 459.29

08/27/93 01 10:02 0001 4651

56507
IDENTIF. ↑ REFERENCE

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REGISTER
DAVIDSON COUNTY, TN

No. 690943