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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,305.00

John M Schaeffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 93

Jill L Rolles
Notary Public

MY COMMISSION EXPIRES 11-26-96
(AFFIX SEAL)

JILL L ROLLES NOTARY PUBLIC

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
John M. Schaeffer (NAME)	Leader Federal Bank for Savings (NAME)	141-15-D-225.00
412 Madia Vale Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	09D81844
Nashville, TN 37221 (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 John M. Schaeffer and wife, Sheila E. Schaeffer

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. 225 on the Plan of Phase III-B, "Sheffield" on the Harpeth, of record in Book 7900, Page 443, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being part of 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, 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, dated June 30, 1987.

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

57262

IDENTIF. & REFERENCE

93 AUG 30 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5468 08/30 0101 CHECK 60.75

This is unimproved ( ) improved (X) property known as 412 Madia Vale Drive, Nashville, TN 37221
(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 26th day of August, 19 93

Phillips Builders, Inc.

By: Ruth Malatak, Asst. V.P.

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

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon XXXXX her oath XXXXXXXXX oaths acknowledged XXXX herself XXXXXX to be the Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Phillips Builders, Inc. the within named bargainor, a corporation, and that she XX as such Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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-Presiden XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, TN on this the 26th day of August, 19 93.

My commission expires 11-20-96 ______________________
Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

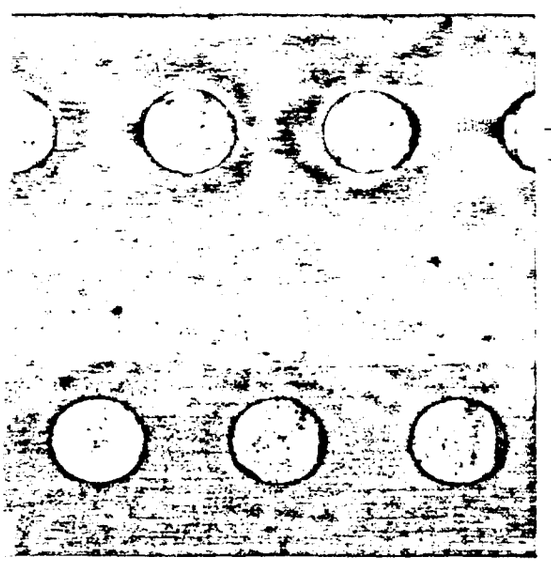
TO

John M. Schaeffer

Sheila E. Schaeffer

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





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	
				176305.00
			CON TX	652.31
			PRFEE	1.00
			WDEED	8.00
			TOTAL	661.31
			CHECK	661.31
08/30/93	01		13:46 0001	5468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57262
IDENTIF. # REFERENCE

93 AUG 30 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 691747