STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,870.00

Donald K Nix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 19 93.

Notary Public

MY COMMISSION EXPIRES November 20, 1996.
(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
Donald K. Nixon (NAME)	Community Mortgage Corporation (NAME)	53-13-157
405 Sorensen Way (STREET ADDRESS OR ROUTE NUMBER)	6389 Quail Hollow (STREET ADDRESS)	11D94550
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38120 (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 Donald K. Nixon, married

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. 101 on the Plan of Phase II, Kimbolton, of record in Book 6900, Pages 792, 793, and 794, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey et vir, Gerald Casey, Andy T. Ritchie IV et ux, Phyllis Ritchie, Edward C. Ritchie et ux, Anne Ritchie and Joan Ritchie, a femme sole, of record in Book 6746, Page 672, 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.

0582 09/28 0101 03CHECK 445.23

This is unimproved ( ) improved (X) property, known as 405 Sorensen Way, 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 24th day of September, 19 93

Phillips Builders, Inc.

By: Ruth Malatak, Asst VP
Ruth Malatak, Asst. Vice-President

STATE OF TENNESSEE
Davidson County

BOOK 9094 PAGE 667

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 with whom I am personally acquainted and who upon ~~(his several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Asst. Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~they~~ she as such Asst. Vice-President and _____, 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, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 24th day of September, 19 93.

My commission expires November 20, 1996

_____
Notary Public

WARRANTY DEED

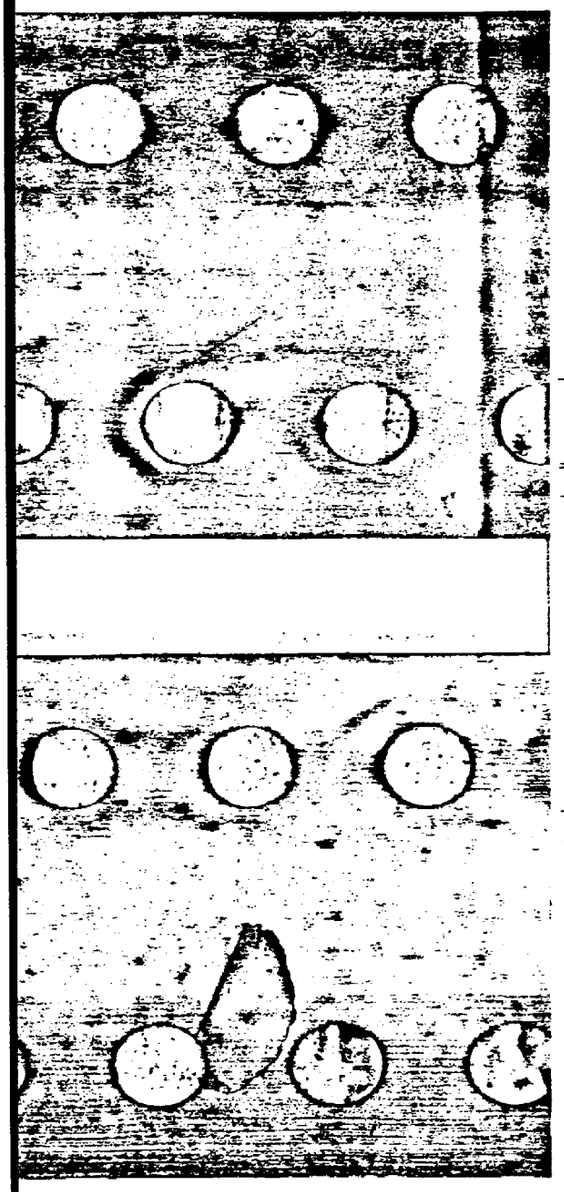
FROM
Phillips Builders, Inc.

TO
Donald K. Nixon

93 SEP 28 PM 2:07
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
67716

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 _____

BOOK 9094 PAGE 668

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	
				117870.00
			CON TX	436.23
			PRFEE	1.00
			WDEED	8.00
			TOTAL	445.23
			CHECK	445.23
09/28/93	01		14:09 0001	0582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67718
IDENTIF. & REFERENCE

93 SEP 28 PM 2:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 702945