WARRANTY DEED

BOOK 9109 PAGE 914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,620.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th 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
Debra L. Preston (NAME)	Leader Federal Bank for Savings (NAME)	53-13-139
737 Jessica Taylor Drive (ADDRESS)	158 Madison Avenue (ADDRESS)	11D94532
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (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 Debra L. Preston and husband, Ronald J. Preston, Jr.

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. 76 on the Plan of Phase II, Kimbolton, of record in Book 6900, Pages 792 thru 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 and husband, Gerald Casey; Andy T. Ritchie, III and wife, Phyllis Ritchie; Edward C. Ritchie and wife, Anne Ritchie; and Joan Ritchie, a femme sole, of record in Book 6746, Page 672, said Register's Office, 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.

93 OCT -1 PM 3:22

6908 10/01 0101 03CHECK 447.82

99507

This is ( ) unimproved (X) improved property, known as 737 Jessica Taylor 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 29th day of September 19 93

Phillips Builders, Inc.
By:
Ruth Malatak, Asst. Vice-President
Ruth Malatak, Asst VP

STATE OF TENNESSEE
COUNTY OF

BOOK 9100 PAGE 915

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 N/A with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the Asst. Vice-President and N/A respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that she as such Asst. Vice-President and N/A 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 Asst. Vice-President, and attesting the same by the said N/A as such N/A.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of September 19 93.

My commission expires November 20, 1996

_____
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE

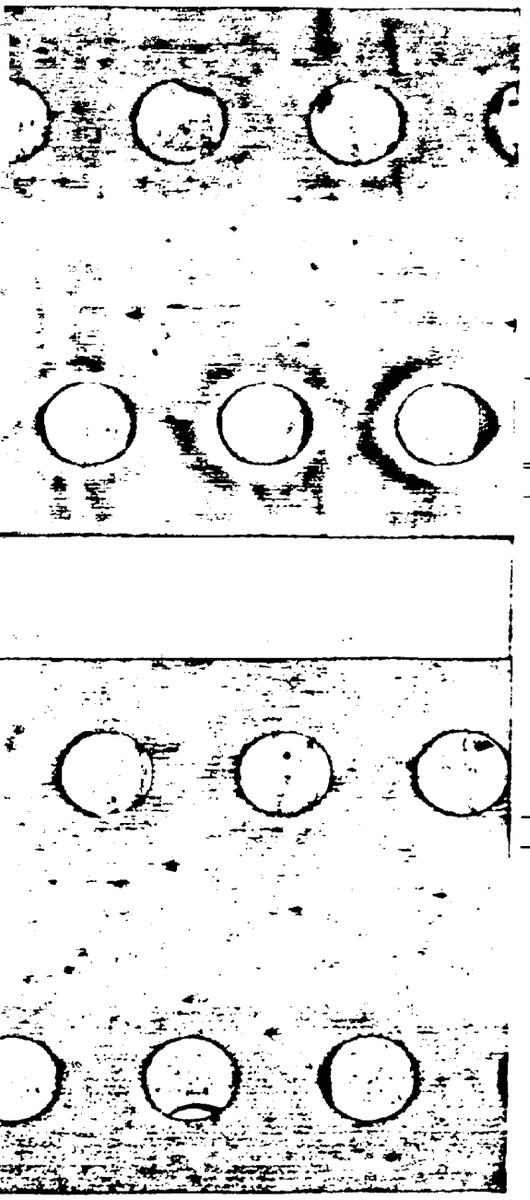
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Debra L. Preston

Ronald J. Preston, Jr.

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 9103 PAGE 916

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 118620.00	
			CON TX 438.82	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 447.82	
			CHECK 447.82	
10/01/93	01		15:24 0001 6908	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69507

93 OCT -1 PM 3:22

No. 704828