BOOK 9180 PAGE 355

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,780.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 19 93
Notary Public
MY COMMISSION EXPIRES: 1/25/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #31950

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Bergman (NAME)	Mortgage Service America (NAME)	MAP 141-15-D
408 Madia Vale Drive (ADDRESS)	1650 Tysons Blvd. P.O. Box 9703 (ADDRESS)	PARCEL 226
Nashville, TN 37221 (CITY) (STATE) (ZIP)	McLean, Virginia 221-2-0703 (CITY) (STATE) (ZIP)	9D 81845

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 Mark S. Bergman and wife, Roberta S. Bergman

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 226 on the Plan of Sheffield on the Harpeth Phase 3B, as of record in Book 7900, Page 443, Register's Office for Davidson County, Tennessee, to which plan referece is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Phillips Builders, Inc. by deed from Phillips Builders, a Partnersip of record in Book 7195, Page 96, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

93 DEC -8 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

94633
IDENTIF. + REFERENCE

unimproved ( )
This is improved (X) property, known as 408 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 18th day of November, 19 93

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

STATE OF TENNESSEE
COUNTY OF

BOOK 9180 PAGE 356

Personally appeared before me, _____ 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 his oath(s) acknowledged himself to be the _____ and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that he as such _____ 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of November 19 93

My commission expires 7/23/94

_____
Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

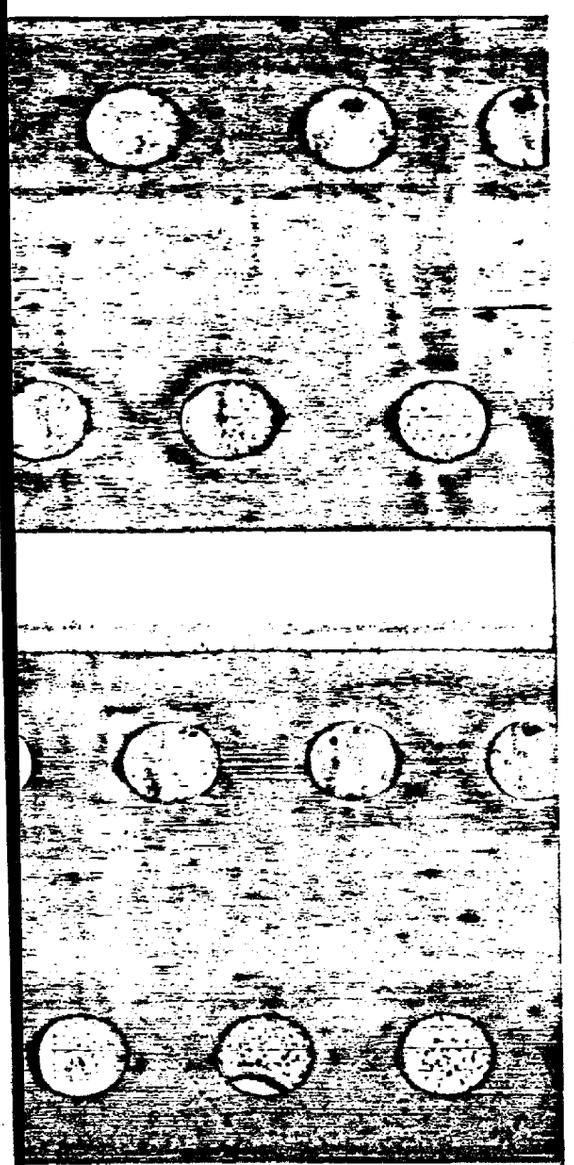
TO

Mark S. Bergman and wife, Roberta S. Bergman

RETURN TO:

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #31960

1693 12/08 0101 CHECK 711.25



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

RECEIVED OF _____

FOR _____

BOOK 9180 PAGE 357

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	
				189780.00
			CON TX	702.26
			PRFEE	1.00
			MOEED	8.00
			TOTAL	711.26
			CHECK	711.26
12/08/93	01		13:14 0001	1693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94633
IDENTIF. # REFERENCE

93 DEC -8 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 731728