OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2010598

BOOK 9233 PAGE 319

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,600.00.

Natasha A. Durgadin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 27th DAY OF January, 19 94

NOTARY PUBLIC

My Commission expires: 1-22-96

(615) 385-2804 THIS INSTRUMENT PREPARED BY SupCt. BPR#3143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Natasha A. Durgadin et al (NAME)	SOUTHEASTERN MTG of TN, Inc. (NAME)	87-5-A-84-CO
5704 Briarwick Ct. (ADDRESS)	565 Marriott Dr., Suite 250 (ADDRESS)	4D-93926
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 82,600.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, 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

Natasha A. Durgadin and Edward K. Durgadin and Rascheida Durgadin

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 85**, on the plan of **Farmingham Woods, Phase II, Section 2**, as of record at **Book 7900, page 424**, Register's Office for said County, a P.U.D. with its boundary plat at Book 7900, page 173, said Register's Office, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being part of the same property conveyed to the grantors herein by deed as of record at Book 8113, page 918, said Register's Office.

This conveyance is subject to 1994 property taxes, which have been prorated this date and the grantees assume in full, subject to any re-proration required as a result of a change in the actual 1994 taxes, and to Declaration of Covenants, Conditions and Restrictions as of record at Book 8238, page 176, as amended at Book 8351, page 533, Book 8424, page 426, Book 8447, page 635, and Book 8702, page 528, and to the limitations shown on said plan at book 7900, page 424, all recording references to said Register's Office.

~~unimproved~~)
This is improved (X) property, known as 5704 Briarwick Ct., Hermitage, TN 37076
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 27th day of January, 19 94.

Phillips Builders, Inc.

By: Ruth Malatak, A.V.P.
Ruth Malatak, Asst. V.P.

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9233 PAGE 320

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

12250

IDENTIFICATION REFERENCE

94 JAN 28 PM

FELIX A. DAVIDSON

PICK-UP

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Ruth Malatak, _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Asst. V.P. of Phillips Builders, Inc. _____, the within named bargainor, a corporation (or partnership), and that she as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by her self as such officer (or partner).

Witness my hand and official seal at office this 27th day of January, 19 94.

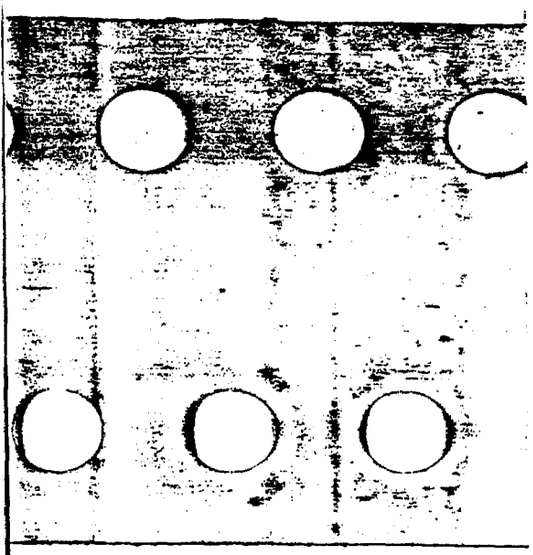
My Commission expires:
1-27-96

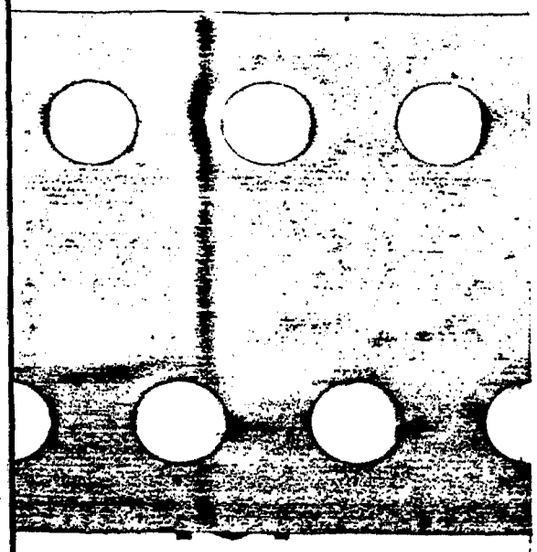
0101 03CHECK

Notary Public

STATE OF TENNESSEE LARGE PUBLIC SEAL

314.62





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9233 PAGE 321

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 82600.00
				CON TX 305.62
				PRFEE 1.00
				WDEED 8.00
				TOTAL 314.62
				CHECK 314.62
01/28/94	01	14:37	0001	4752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12250
IDENTIF. & REFERENCE

94 JAN 28 PM 2:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.750676