BOOK 9235 PAGE 826

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Dec. 29, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 201,032.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 3401 West End Avenue, Suite 670, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Anderson (NAME)	First Republic Mortgage (NAME)	171-8-0-B
5704 Green Apple Lane (ADDRESS)	6012 Wilmington Pike (ADDRESS)	004.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	6DU 83400

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 James C. Anderson and wife, Jody L. Anderson

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. 21 on the Plan of Section One, Brelan Park at Saddlewood, as of record in Plat Book 7900, page 532, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from Wayne Meadows, d/b/a the Meadows Group, of record in Book 9076, page 917, Register's Office, Davidson County, Tennessee.

Declaration of Restrictive Covenants of record in Book 8891, page 850, said Register's Office.

By-Laws of Brelan Park at Saddlewood Homeowners' Association, Inc. of record in Book 8891, page 869, said Register's Office.

Agreement for dedication of easement for sanitary sewers and/or storm drainage easements of record in Book 8175, page 792 and Book 8259, page 206, said Register's Office.

Permanent easement and right-of-way for street purposes and right of entry for temporary construction purposes of record in Book 6590, page 37, said Register's Office.

94 FEB -1 AM 8:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 13097

( ) improved ( ) improved (X) property, known as 5704 Green Apple Lane, Brentwood, TN 37027
(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 27th day of January 19 94

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

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STATE OF TENNESSEE
COUNTY OF

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~~ _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the Vice President ~~and~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that ~~She~~ as such Vice President ~~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 Vice President, ~~and acknowledging the same to be the act~~ _____.

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

My commission expires _____

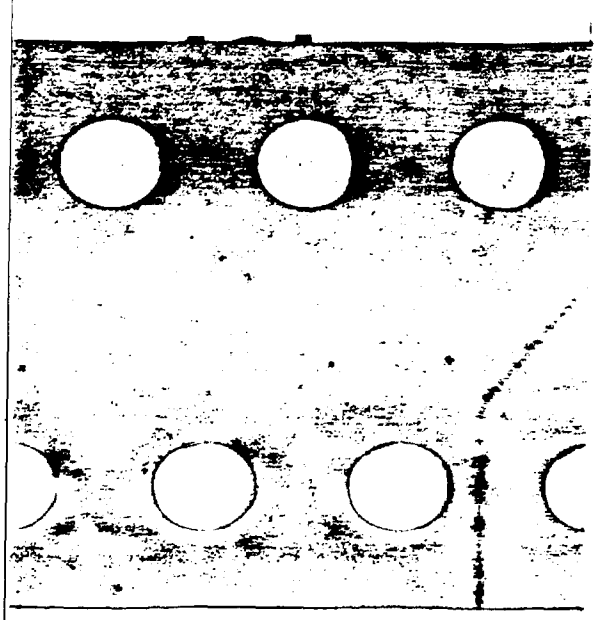
_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

0562 02/01 0101 03CHECK

752.82



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

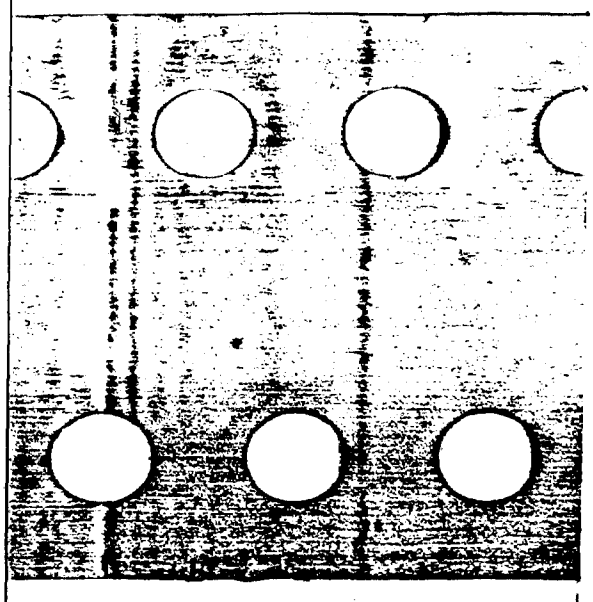
RECEIVED OF _____

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 201032.00
CON TX 743.82
PRFEE 1.00
WDEED 8.00
TOTAL 752.82
CHECK 752.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/01/94 01 0:58 0001 0562

13097
IDENTIF. ↑ REFERENCE

94 FEB -1 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.751557