9977-4

BOX 14

BOOK 9298 PAGE 643

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,551.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, P.C., 424 Church Street, Suite 1350, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IKEY L. SPIVEY (NAME)	SOUTHEASTERN MORTGAGE OF TN., INC. (NAME)	MAP 150-3
1004 SHAKERTOWN COVE (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 437
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5014 (CITY) (STATE) (ZIP)	FB # 2DX-03813

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 IKEY L. SPIVEY AND WIFE, KATHLYN Y. SPIVEY

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. 483, on the Plan of "The Country" Section Ten, as of record in Plat Boook 6900, Page 394, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation, by Deed from Lillie Lone Coleman and husband, John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, Page 654, 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 restrictive covenants of record in Book 7329, Page 209, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

94 APR -4 PM 2:17
REGISTER
DAVIDSON COUNTY, TN

34409
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 1004 SHAKERTOWN COVE, ANTIOCH, TN 37013
(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 30th day of March 19 94

PHILLIPS BUILDERS, INC.
By:
RUTH MALATAK, VICE PRESIDENT

Ruth Malatak, VP

BOOK 929S PAGE 644

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 her oath(s) acknowledged herself to be the VICE PRESIDENT and _____ respectively of the PHILLIPS BUILDERS, INC. the within named bargainor, a 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 attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of March 19 94.

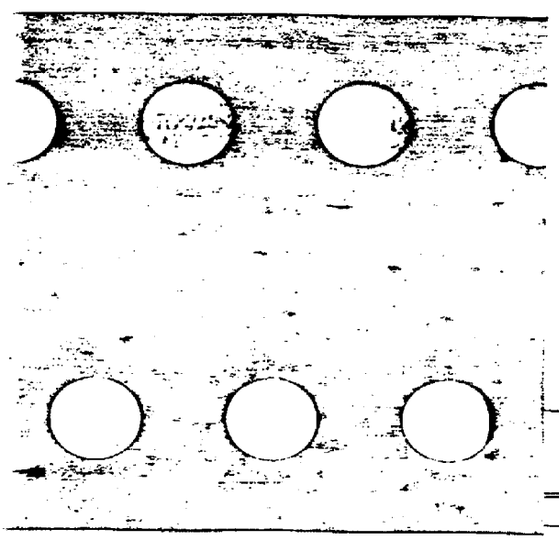
My commission expires 3/23/96

Notary Public

SUSAN CALVERT-ROSAMERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9005 04/04 0101 03CHECK 503.32

DCTN01W



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

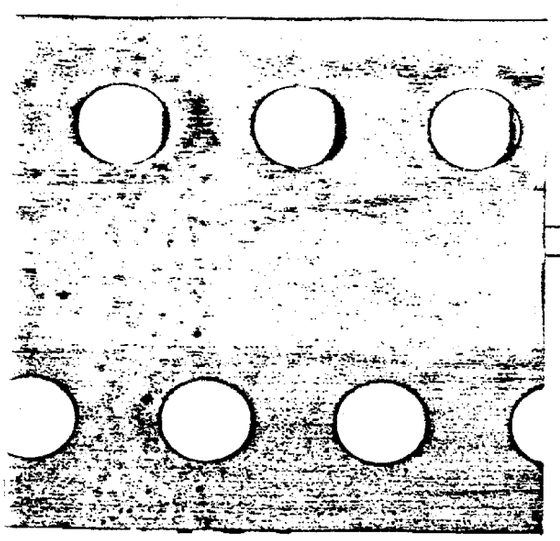
RECEIVED OF _____

FOR _____

BOOK 9298 PAGE 645

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 133551.00
CON TX 494.32
PRFEE 1.00
WDEED 8.00
TOTAL 503.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 503.32

04/04/94 01 14:18 0001 9005

34409
IDENTIF. # REFERENCE

94 APR -4 PM 2:17

REGISTER
DAVIDSON COUNTY, TN.

No. 774265