File 12317 File Box 38 (First Title)

Bx 38

WARRANTY DEED

BOOK 9307 PAGE 603

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID G. DAVIS	FLEET REAL ESTATE FUNDING CORP.	Map 141-15-D
(NAME)	(NAME)	
8228 Londonberry Road	100 Federal Drive	Parcel 214
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Jackson, TN 38305	F.B. 9D81833
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, PHILLIPS BUILDERS, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID G. DAVIS AND WIFE, DONNA H. DAVIS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 214 on the Plan of Phase III-B "Sheffield" on the Harpeth, as of record in Plat Book 7900, page 443, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. a Tennessee corporation by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips, and Randall L. Phillips of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee. By Articles of Merger of record in Book 7298, page 203, Randall Phillips Builders, Inc. is known as Phillips Builders, Inc.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7145, page 954, amended in Book 8505, page 598 and in Book 8747, page 97; (3) Easements of record in Book 5738, page 829, Book 4136, page 525 and Book 4279, page 731; (4) By-Laws of record in Book 7145, page 964, amended in Book 8146, page 463; (5) Charter of record in Book 6939, page 983; and (6) All matters appearing on the Plan of record in Plat Book 7900, page 443, said Register's Office.

37451 IDENTIF. ↑ REFERENCE

94 APR 11 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2286 04/11 0101 03CHECK 746.41

This is improved ( ) unimproved ( ) property, known as 8228 Londonberry Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of March, 94

PHILLIPS BUILDERS, INC.
By:

Ruth Malatak, VP

RUTH MALATAK, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9307 PAGE 604

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH MALATAK

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of PHILLIPS BUILDERS, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 31st day of March, 19 94

My commission expires 6/10/97 Notary Public Ruth M. Beach

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,315.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 94

MY COMMISSION EXPIRES: 11/21/96 (AFFIX SEAL) Notary Public

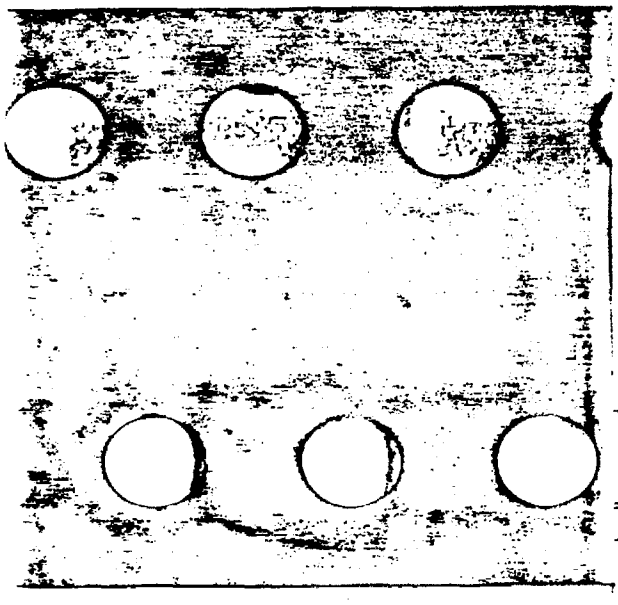
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM PHILLIPS BUILDERS, INC.

TO DAVID G. DAVIS AND WIFE, DONNA H. DAVIS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

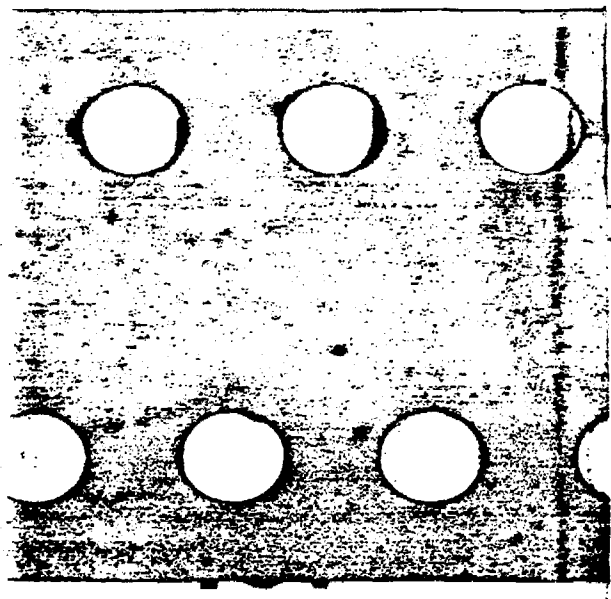
RECEIVED OF _____

FOR _____

BOOK 9307 PAGE 605

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	199315.00
			CON TX	737.41
			PRFEE	1.00
			WDEED	8.00
			TOTAL	746.41
			CHECK	746.41
04/11/94	01		10:52 0001	2286



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37451
IDENTIF. # REFERENCE

94 APR 11 AM 10:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 777511