FILE BOX 57

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This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 9336 PAGE 247

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

94 MAY -5 PM 3:00

272.00

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00.

Joe Meeks
Affiant

Subscribed and sworn to before me this 4th day of May, 1994.

Notary Public

My commission expires: My Commission Expires JAN. 25, 1997

47023
IDENTIF. REFERENCE

SPECIAL WARRANTY DEED

Address New Owner:	Send tax bills to:	Map & Parcel No.
Thomas C. Scott c/o Joe Meeks Thompson Lane at Simmons Ave. Nashville, TN 37211	NEW OWNER	Map 164 Parcel to be assigned

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIPS BUILDERS, INC.**, a corporation (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto **THOMAS C. SCOTT, TRUSTEE** with full power to transfer and convey without the joinder of any beneficiary (the "Grantee"), his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

This conveyance is subject to the following:

1. Taxes for the year 1994 which are a lien, but not yet due and payable.

2. Power line easement of record in Book 1224, page 257, Register's Office for Davidson County, Tennessee.

TO HAVE AND to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

AND THE GRANTOR does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

AND THE GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

WITNESS the execution of Grantor this the 4th day of May, 1994.

PHILLIPS BUILDERS, INC.

By: H. E Phillips
Its: Pres. Asst

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared H.E. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President or other officer authorized the execute this instrument on behalf of **Phillips Builders, Inc.**, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS, my hand and official seal at office on this the 4th day of May, 1994.

Notary Public

My Commission Expires: My Commission Expires JAN. 25, 1997

PROPERTY DESCRIPTION - OUTPARCEL BOOK 9336 PAGE 249

BEGINNING AT AN IRON ROD IN THE EASTERLY MARGIN OF MOUNTAIN VIEW ROAD, SAID POINT BEING A COMMON CORNER BETWEEN THE PROPERTY CONVEYED TO LUTHER A. HILL at al OF RECORD IN DEED BOOK 8391, PAGE 861 AND THE PROPERTY CONVEYED TO LUTHER A. AND NANCY HILL AS OF RECORD IN DEED BOOK 4657, PAGE 548 R.O.D.C. TN;

THENCE, ALONG SAID MARGIN ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°43'42", A RADIUS OF 921.93 FEET, A TANGENT OF 102.83 FEET, A LENGTH OF 204.81 FEET, HAVING A CHORD WHICH BEARS N 47°03'22"E AND A DISTANCE OF 204.39 FEET TO A POINT;

THENCE, S 53°25'13"E A DISTANCE OF 191.59 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°42'00", A RADIUS OF 200.00 FEET, A TANGENT OF 34.73 FEET, A LENGTH OF 68.77 FEET, HAVING A CHORD WHICH BEARS S 13°25'29" E A DISTANCE OF 68.43 FEET TO A POINT;

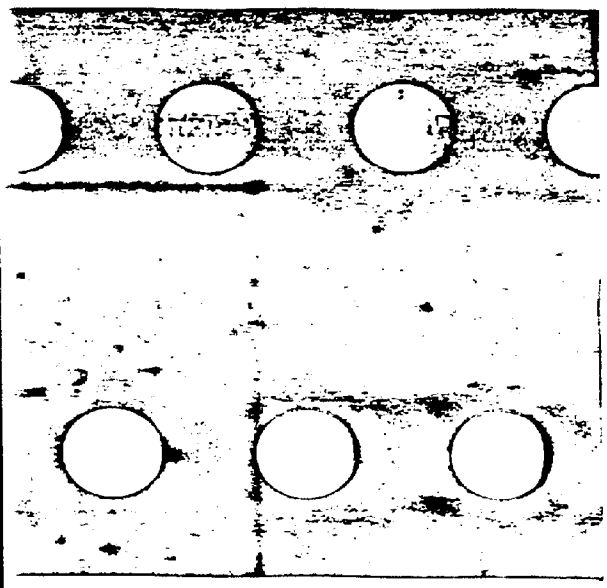
THENCE , S 66°43'31"W A DISTANCE OF 181.55 FEET TO A POINT

THENCE, N 53°24'20" W A DISTANCE OF 190.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0 ACRES MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LUTHER A. HILL et al OF RECORD IN DEED BOOK 8391, PAGE 861 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

"EXHIBIT A"

Being a portion of the same property conveyed to Phillips Builders, Inc. by deed recorded in Book 9336 page 227 Register's Office for Davidson County, Tenn.



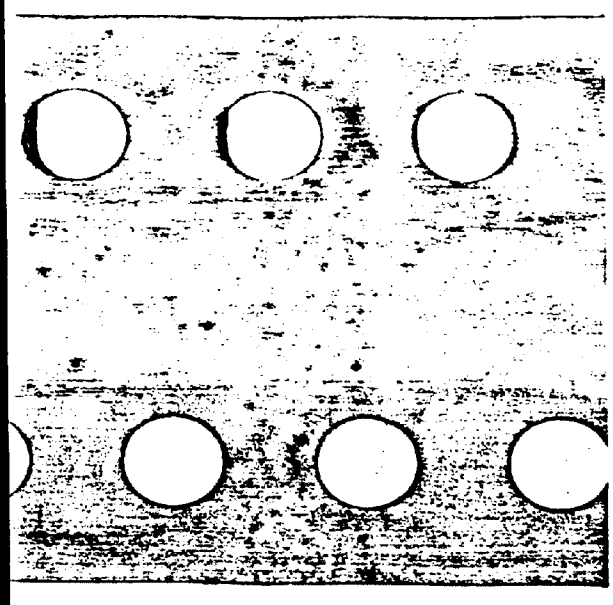
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 9336 PAGE 250

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	70000.00
			CON TX	259.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	272.00
			CHECK	272.00
05/05/94	01	14:59	0001	2756



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47023
IDENTIF. & REFERENCE

94 MAY -5 PM 3:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 787826