30

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STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 168,000.00
Subscribed and sworn to before me, this the 16 day of May 19 94

NOTARY PUBLIC AT LARGE
My Commission Expires November 22, 1997

My commission expires:

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 4G18174
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
William E. Lynn	AMSOUTH MORTGAGE COMPANY, INC.
416 Madia Vale Drive	15 South 20th Street
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37221	Birmingham, AL 35233
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 141-15-D 224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Phillips Builders, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO William E. Lynn and wife, Elizabeth C. Lynn

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 224 on the Final P.U.D. Plan, Phase III-B, "Sheffield" on the Harpeth, of record in Plat Book 7900 at page 443, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Randall Phillips Builders, Inc. by Deed of record in Book 7195 page 96, Register's office for said County; and by Articles of Merger of Randall Phillips Builders, Inc., Hallphil 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 06/30/87.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

7034 05/13 0101 03CHECK 630.60

THIS IS IMPROVED PROPERTY KNOWN AS 416 Madia Vale Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 16 day of May, 1994

Phillips Builders, Inc.

by: Ruth Malatak, VP
Ruth Malatak, Vice President

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

51220
IDENTIF. ↑ REFERENCE

94 MAY 18 AM 10:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

State of Tennessee
County of Davidson

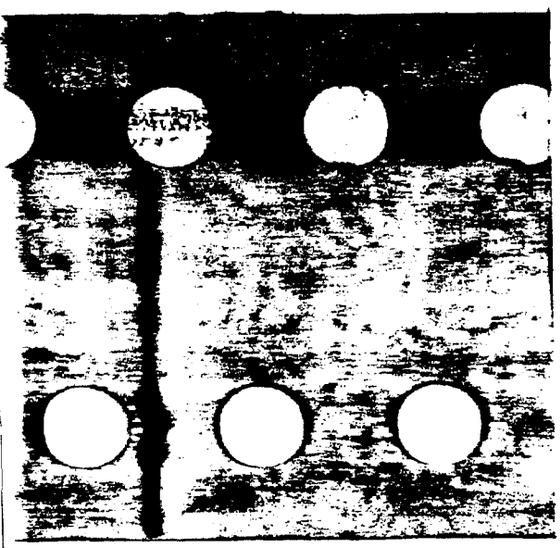
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ruth Malatak, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President of 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.

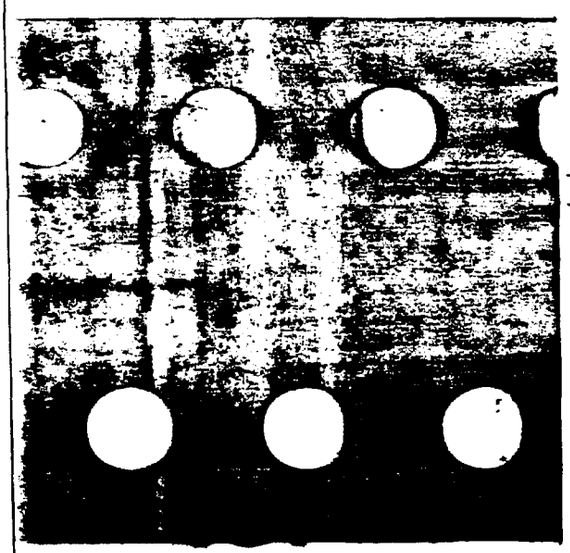
Witness my hand and official seal on May 16, 1994

My Commission Expi

E. DIANNE COBLE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires November 20, 1996

E. Dianne Coble
Notary Public:





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 168000.00
CON TX 621.60
PRFEE 1.00
WDEED 8.00
TOTAL 630.60
CHECK 630.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/18/94 01 10:05 0001 7334

51220
IDENTIF. ↑ REFERENCE

94 MAY 18 AM 10:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 792347