BOOK 9382 PAGE 945

Box 14A

10181-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 123,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF June 19 94

Notary Public

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

JOHN T. COOK NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL E. GRAGG (NAME)	SOUTHEASTERN MORTGAGE OF (NAME)	MAP 53-13
721 JESSICA TAYLOR DRIVE (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 143
MADISON, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5014 (CITY) (STATE) (ZIP)	FB NO. 11D-94536

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 MICHAEL E. GRAGG AND WIFE, SHERRI GRAGG

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. 72, Kimbolton, Phase II, a Planned Unit Development, in Plat Book 6900, Page 792-794, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate legal description.

BEING the same property conveyed to Randall Phillips Builders, Inc., by Deed from Bettye Ritchie Casey et vir, Gerald Casey, Andy T. Ritchie, IV et ux, Phyllis Ritchie, Edward C. Ritchie et ux, Anne Ritchie, and Joan Ritchie, a Femme Sole, of record in Book 6746, Page 672, and by deed from Thomas F. Stewart, Trustee of record in Boo, 7304, Page 279 in the 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 any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

94 JUN 20 PM 1:28
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

62684
IDENTIF. + REFERENCE

unimproved ( )
is improved (X) property, known as 721 JESSICA TAYLOR DRIVE, MADISON, TN 37115
(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 15th day of June 19 94

PHILLIPS BUILDERS, INC.
By:
RUTH MALATAK, VICE-PRESIDENT
Ruth Malatak, VP

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 15th day of June 19 94 .

My commission expires 7/24/97

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

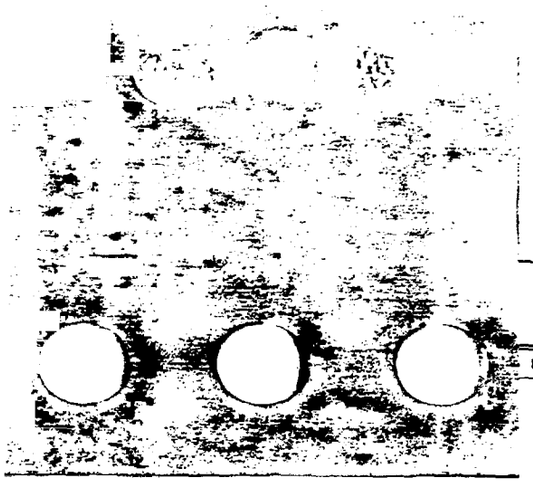
_____
Notary Public

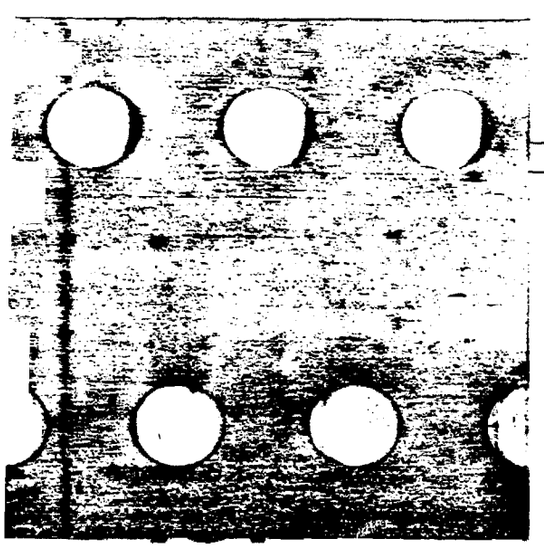
7869 06/20 0101 03CHECK 466.32

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9382 PAGE 947

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 123650.00
CON TX 457.32
PRFEE 1.00
WDEED 8.00
TOTAL 466.32
CHECK 466.32

06/20/94 01 13:28 0001 7869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62684
IDENTIF. ↑ REFERENCE

94 JUN 20 PM 1:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 804595