Book 12 in BOOK 9437 PAGE 249

FROM: PHILLIPS BUILDERS, INC., a Tennessee corporation

TO: RICHARD MARK STRAUSS & WIFE, CHRISTINE KENT STRAUSS

THIS INSTRUMENT PREPARED BY:

WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Richard Mark Strauss & wife,	NationsBanc Mtg. Corp.	Map 141-15-D,
Christine Kent Strauss	2059 Northlake Pkwy.	
8185 Londonberry Road	Tucker, Georgia 30084	Parcel 160
Nashville, Tn. 37221		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $204,230.00.

Affiant

Subscribed and sworn to before me, this the 9th day of August, 1994.

Notary Public

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Phillips Builders, Inc., a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Richard Mark Strauss and wife, Christine Kent Strauss, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 8185 Londonberry Road, Nashville, Tennessee 37221.

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 GRANTOR does covenant with the said GRANTEES 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns, 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 as of the 9th day of August, 1994.

PHILLIPS BUILDERS, INC.

BY: Ruth Malatak, VP

TITLE: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ruth Malatak, with whom I am personally acquainted, and who upon oath acknowledged her self to be Vice President of Phillips Builders, Inc., the within named bargainor, a corporation, and that She as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by her self as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of August, 1994.

Carol R. Lewis
NOTARY PUBLIC

My Commission Expires: 1/25/97

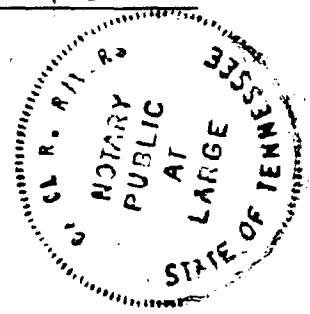


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 160, Phase III-C, on the Plan of "Sheffield" on the Harpeth, a Planned Unit Development, as of record in Plat Book 7900, page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Phillips Builders, a Tennessee general partnership, 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, said Register's Office, Randall Phillips Builders, Inc. changed its name to Phillips Builders, Inc.

The above property is conveyed subject to the following:

1. 1994 Metropolitan Government taxes.

2. Agreement for dedication of easement for sanitary sewers, of record in Book 8569, page 481, Register's Office for Davidson County, Tennessee.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6925, page 900, as amended in Book 7145, page 954, and supplemented in Book 8747, page 97, said Register's Office.

5. By-Laws of Sheffield on the Harpeth Homeowners' Association, Inc., of record in Book 7145, page 964, and Book 8146, page 463, said Register's Office.

6. All matters as shown on the Plan of record in Book 7900, page 591, said Register's Office.

7. Rights of others in and to the common areas.

8. Easement for 15 foot permanent water line and temporary construction easement on each side of 15 foot permanent easement granted to Harpeth Valley Utilities District, of record in Book 5738, page 829, said Register's Office.

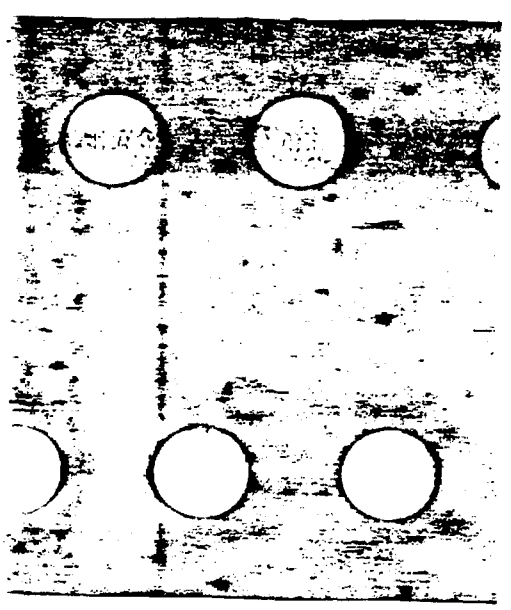
9. All matters as shown on the Mortgage Loan Inspection Report made by Campbell, McRae and Assoc. Surveying, Inc., dated August 5, 1994, File No. 95-23-2.

81435
IDENTIF. & REFERENCE

94 AUG 15 PM 1:51
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

8187 08/15 0101 03CHECK 768.54

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15084409



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

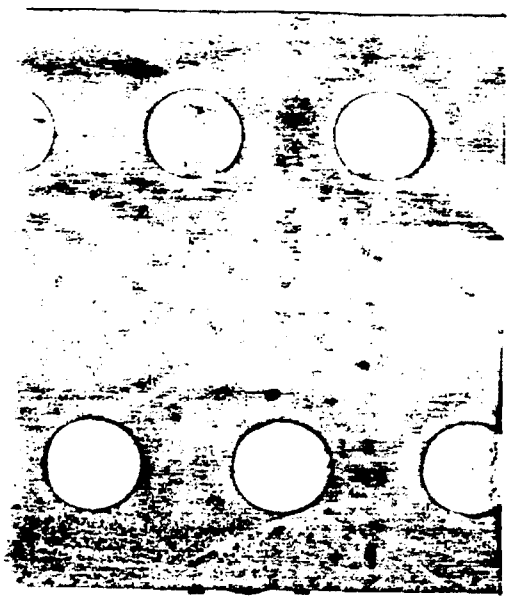
RECEIVED OF _____

FOR _____

BOOK 9437 PAGE 252

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 204230.00
CON TX 755.54
PRFEE 1.00
WDEED 12.00
TOTAL 768.54
CHECK 768.54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/94 01 13:51 0001 8187

81435
IDENTIF. & REFERENCE

94 AUG 15 PM 1:51
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 824650