File 12473
File Box 38
First Title & Escrow Co., Inc

WARRANTY DEED

BOOK 9441 PAGE 525

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
BARBARA J. HOWARD (NAME)	GUARANTY TRUST COMPANY (NAME)	Map 53-13
736 Jessica Taylor Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1218 (STREET ADDRESS)	Parcel 131
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Murfreesboro, Tennessee 37133 (CITY) (STATE) (ZIP)	F.b. 11D94524

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 BARBARA J. HOWARD, married and JOHN T. VAUGHN, unmarried

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. 84 on the Plan of Phase II Kimbolton, as of record in Plat Book 6900, pages 792 thru 794, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation by deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie, III and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Anne Ritchie and Joan Ritchie, a feme sole of record in Book 6746, page 672, Register's Office for Davidson County, Tennessee. Randall Phillips Builders, Inc. is now known as Phillips Builders, Inc. by Articles of Merger of record in Book 7298, page 203, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7464, page 969, amended in Book 7470, page 126, and in Book 7799, page 50; and (3) All matters appearing on the Plan of record in Plat Book 6900, pages 792 thru 794, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 736 Jessica Taylor Drive, Madison, Tennessee 37115

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 17th day of August, 19 94.

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

BOOK 9441 PAGE 526

STATE OF TENNESSEE
COUNTY OF _____

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 17th day of August 19 94

My commission expires 11/20/96 Notary Public _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

94 AUG 19 PM 1:03
DAVIDSON COUNTY, TN
REGISTER

82904

IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,120.00

Barbara J. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL) _____ Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

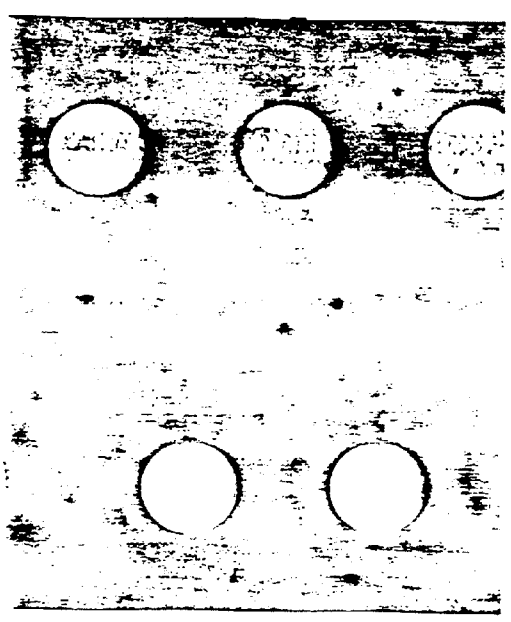
WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

TO
BARBARA J. HOWARD AND JOHN T. VAUGHN

97699 08/19 0101 OECHECK 497.77

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 9441 PAGE 527

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 132120.00
CON TX 488.77
PRFEE 1.00
WDEED 8.00
TOTAL 497.77
CHECK 497.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9799

82904
IDENTIF. & REFERENCE

'94 AUG 19 PM 1:03

REGISTER
DAVIDSON COUNTY, TN.

No. 826229