STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 94

Notary Public
My Commission Expires August 26, 1996

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara J. Woodruff (NAME)	Community Mortgage Corporation (NAME)	MAP 150-12-A
1220 Quaise Moor East (ADDRESS)	6389 Quail Hollow Road, Ste. 101 (ADDRESS)	PARCEL 154
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38120-1421 (CITY) (STATE) (ZIP)	

FOR AND 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 Barbara J. Woodruff, unmarried

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:

Being Lot No. 646 of the Planned Unit Development, Phase V-C on the Plan of Somerset of record in Plat Book 7900, Page 592, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by Deed of record in Book 5508, Page 923, Register's Office for said County. The said Randall Phillips Builders, Inc. have since changed the name of the corporation to PHILLIPS BUILDERS, INC. by corporate name change of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 8708, Page 630, Book 9036, Page 326 and Book 9072, Page 572, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

unimproved ( )
This is improved (X) property, known as 1220 Quaise Moor East, Antioch, TN 37013
(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 26th day of August, 19 94

Phillips Builders, Inc.
By:
Ruth Malatak, Vice President
Ruth Malatak, V.P.

BOOK 9450 PAGE 981

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 his oath(s) acknowledged himself to be the Vice President _____ and _____ respectively of the Phillips Builders, Inc. _____ the within named bargainor, and corporation, and that he 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 26th day of August 19 94 .

My commission expires My Commission Expires July 25, 1953 _____
Notary Public

NOTARY PUBLIC AT LA... DAVIDSON COUNTY

IDENTIF. # REFERENCE

86307

94 AUG 31 AM 8:12
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

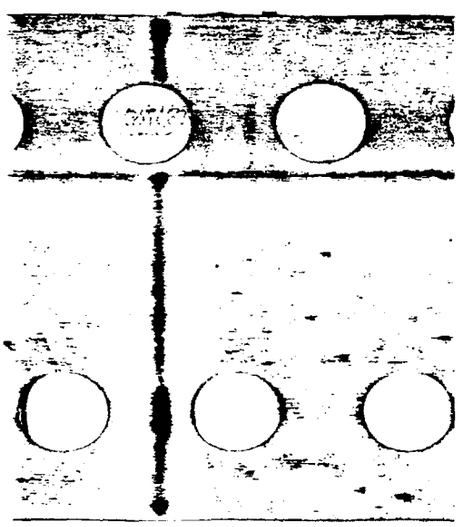
3430 08/31 0101 03 CHECK

456.33

RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 1187 Vultee Boulevard, Nashville, Tennessee 37217
[ ] 111 W. College Street, Murfreesboro, Tennessee 37130
[ ] 245 Dover Road, Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW



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

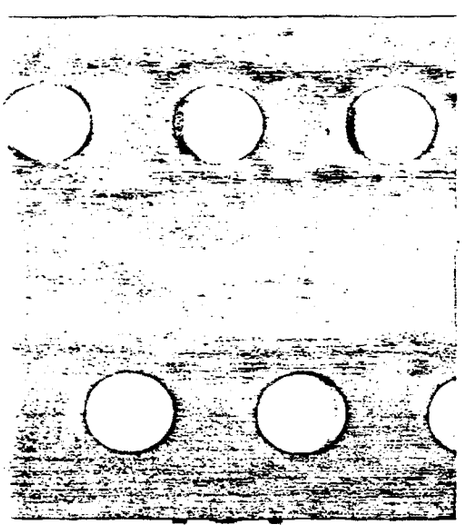
RECEIVED OF _____

FOR _____

BOOK 9450 PAGE 982

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	120900.00
CON TX	447.33
PRFEE	1.00
WDEED	8.00
TOTAL	456.33
CHECK	456.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3480

86307
IDENTIF. ↑ REFERENCE

94 AUG 31 AM 8:12
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 829867