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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 19 94

Kathleen M. Nash
Notary Public

MY COMMISSION EXPIRES: November 22, 1997
(AFFIX SEAL)

KATHLEEN M. NASH NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Lawyer's Escrow Service, Inc., One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Austin (NAME)	AmSouth Mortgage Company, Inc. (NAME)	64-15-A/28
604 Sweetwater Circle (ADDRESS)	15 South 20th Street (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Birmingham, AL 35233 (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 Christopher J. Austin, married and Janice C. Austin, 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:

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of Revision One, Section One, Plantation Walk, of record in Book 7900, Page 697, as corrected in Book 9432, Page 449, Register's Office for said County.

Being the same property conveyed to Phillips Builders, Inc. by deed from R.L. Eatherly, Trustee of record in Book 9158, Page 481, Register's Office for Davidson County, Tennessee.

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

01573
IDENTIF. ↑ REFERENCE

94 OCT 20 PM 1:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0000 10/20 0101 03CHECK 430.80

unimproved ( )
This is improved (X) property, known as 604 Sweetwater Circle, Old Hickory, TN 37138
(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 3rd day of October, 19 94

Phillips Builders, Inc.
By: Ruth Malatak, VP
Ruth Malatak, Vice President

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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

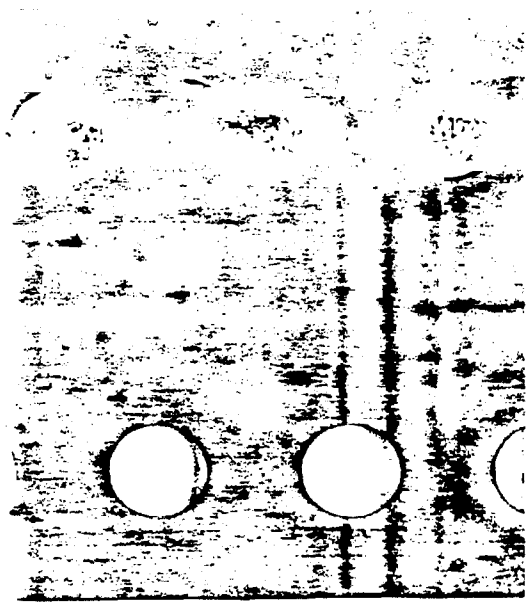
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and N/A with whom I am personally acquainted and who upon his/her oath(s) acknowledged ~~himself/herself~~ to be the Vice President and N/A respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that she as such Vice President and N/A 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 N/A as such N/A.

Witness my hand and official seal at office at Nashville, TN on this the 3rd day of October 19 94 .

My commission expires November 22, 1997

Kathleen M. Walsh
Notary Public

KATHLEEN M. WALSH NOTARY PUBLIC AT LARGE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9498 PG 258

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 114000.00
CON TX 421.80
PRFEE 1.00
WDEED 8.00
TOTAL 430.80
CHECK 430.80

10/20/94 01 13:57 0001 0000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01573
IDENTIF. ↑ REFERENCE

94 OCT 20 PM 1:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 846170