This Document Prepared By:
Joseph B. Pitt, Jr., Atty.
First American Center
Nashville, Tn 37237
00275232 BOX 35

BOOK 9557 PG 831

(2)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Loren R. Brown	First American National Bank	MAP 150-12-B
(NAME)	(NAME)	
1514 Kenton Court	First American Center	PARCEL 3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37237	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ---------- $10.00 ---------- Dollars,

Cash in hand paid by Loren R. Brown and wife, Robin C. Brown and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Phillips Builders, Inc., a Tennessee Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Loren R. Brown and wife, Robin C. Brown

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the plan of Kensal Green, Section One, of record in Book 7900, page 593, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc., by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell, of record in Book 4687, page 44, Register's Office for Davidson County, Tennessee; the said Philhall Corp. having conveyed its interest in subject property to Randall Phillips Builders, Inc., by Quitclaim Deed of record in Book 5508, page 923, as re-recorded in Book 7411, page 171, said Register's Office; and the said Randall Phillips Builders, Inc. having become Phillips Builders, Inc., by Articles of Merger of record in Book 7298, page 203, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 179,900.00

Subscribed and sworn to before me this the 28th day of December 19 94

Affiant

My commission expires: 7-11-97 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1514 Kenton Court, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 28th day of December, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phillips Builders, Inc.
BY: [signature]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named 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*____

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Ruth Malatak, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* her *self to be* Vice-President *of the* Phillips Builders, Inc., *the within named bargainor, a corporation, and that* she *he as such* vice-president *being authorized so to do, executed the foregoing instrument for the purpose 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* 28th *day of* December, *19* 94

Commission expires 11-10-97 _____ *Notary Public*

21046
IDENTIFICATION REFERENCE

91 DEC 29 AM 11:12
REGISTER
DAVIDSON COUNTY, TN.

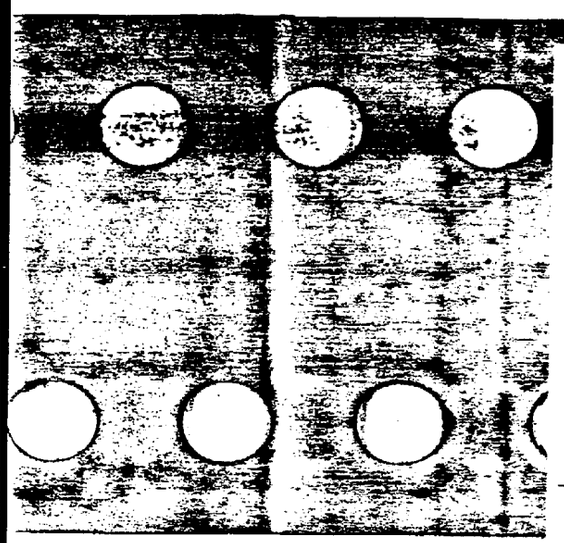
WARRANTY DEED

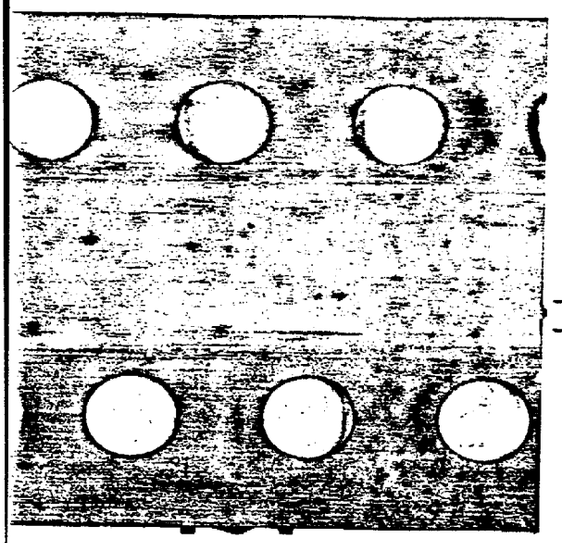
FROM

TO

7291 12/29 0101 03CHECK 674.63

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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

RECEIVED OF _____

FOR _____

BOOK 9557 PG 833

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	
				179900.00
			CON TX	665.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	674.63
			CHECK	674.63
12/29/94	01		11:11 0001	7291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21046
IDENTIF. ↑ REFERENCE

94 DEC 29 A11:12

REGISTER
DAVIDSON COUNTY, TN.

No. 867084