BOOK 9585 PG 664

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS: $ 95,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January, 19 95

Notary Public

MY COMMISSION EXPIRES: 11/2/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM PAUL GUFFEY (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 87
5607 ROYAL COURT (ADDRESS)	158 MADISON AVENUE (ADDRESS)	Group 5A
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38103 (CITY) (STATE) (ZIP)	Parcel 104

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, WE, PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM PAUL GUFFEY AND WIFE, ANGELA THOMAS GUFFEY

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. 132 on the Final Plat of Farmingham Woods Phase III, a Planned Unit Development, of record in Plat Book 7900, Page 554 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete legal description thereof.

BEING the same property conveyed to Phillips Builders, Inc., by Deed from Thelma R. Zanetis, of record in Book 8113, Page 918, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Farmingham Woods of record in Book 8238, Page 176, and as amended in Book 8351, Page 533, Book 8423, Page 784, Book 8424, Page 426, Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 409, Book 9006, Page 414 of record in said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

30478

IDENTIFICATION REFERENCE

95 FEB -2 AM 8:24

DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5607 ROYAL COURT, HERMITAGE, TN 37076
(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 31st day of January 19 95

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

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 her oath(s) acknowledged herself to be the VICE-PRESIDENT and _____ respectively of the PHILLIPS BUILDERS, INC. the within named bargainor, a corporation, and that she 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 31st day of January 19 95 .

My commission expires 7/25/98

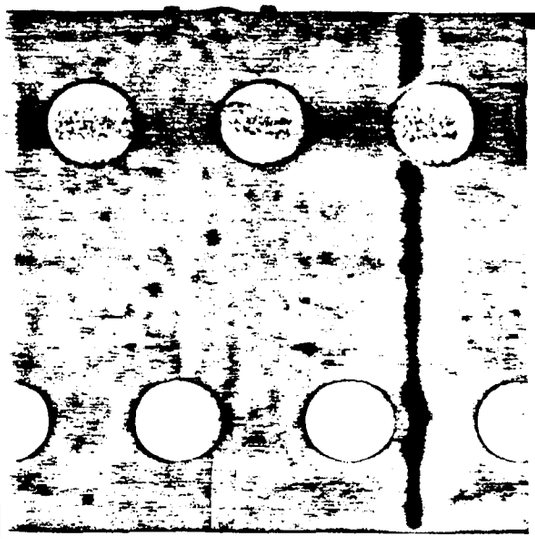
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

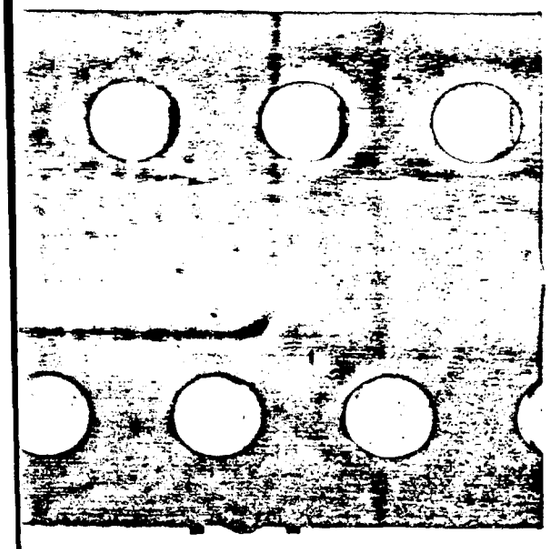
_____
Notary Public

7722 02/02 9101 03CHECK

363.46

DCTN01W





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

RECEIVED OF _____

FOR _____

BOOK 9585 PG 666

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	95800.00
CON TX	354.46
PRFEE	1.00
WDEED	98.00
ERR	CO
WDEED	98.00-
WDEED	8.00
TOTAL	363.46
CHECK	363.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7722

30478
IDENTIF. ↑ REFERENCE

95 FEB -2 AM 8:24

REGISTER
DAVIDSON COUNTY, TN.

No. 877477