STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,340.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: 5-28-95
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires May 28, 1995

BOOK 9599 PG 531

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K. Paisner (NAME)	Mid-State Financial Services, (NAME)	87-5-A-161CO
4042 Farmingham Woods Drive (ADDRESS)	2021 Richard Jones Road (ADDRESS)	04D-94120
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (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., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael K. Paisner, 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, TN, BEING Lot No. 54 on the Plan of Farmingham Woods, Phase IV, of record in Book 7900, page 555, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the property conveyed to Phillips Builders, Inc., a Tennessee corporation, by deed from Thelma R. Zanetis, joined by spouse Alexander W. Zanetis, of record in Book 8113, Page 918, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 7900, page 555; Declaration of covenants, conditions and restrictions of record in Book 8238, page 176, First Amendment in Book 8351, page 533, Supplementary Declaration in Book 8423, page 784 (Phase II, Sec. 1), re-recorded Supplementary Declaration in Book 8424, page 426, Third Amendment in Book 8447, page 635, Second Supplementary in Book 8702, page 528, (Phase II, Sec. II) Third Supplementary in Book 9006, page 409, (Phase III), Fourth Supplementary in Book 9006, page 414, (Phase IV); Storm Water Detention Agreement in Book 8199, page 852, all matters shown on boundary plat in Book 7900, page 173; a 15 foot cemetery access easement in Plat Book 7900, page 173; subject to existing cemetery; all of record in the Register's office for Davidson County, Tennessee.

3281 02/21 0101 03CHECK 387.51

unimproved ( )
This is improved (X) property, known as 4042 Farmingham Woods Drive, 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 16th day of February 19 95

Phillips Builders, Inc., a Tennessee corporation
By: Ruth Malatak, Vice-President

STATE OF TENNESSEE
COUNTY OF

BOOK 9599 PG 532

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 WILLIAMSON

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, and 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 Brentwood, Tennessee on this the 16th day of February 19 95 .

My commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires September 28, 1997

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Michael K. Paisner

RETURN TO:

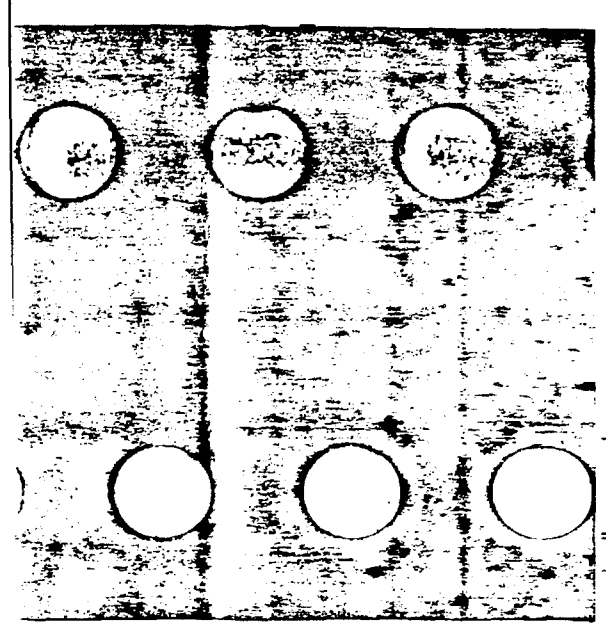
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

35589

IDENTIF. & REFERENCE

95 FEB 21 PM 2:35

REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

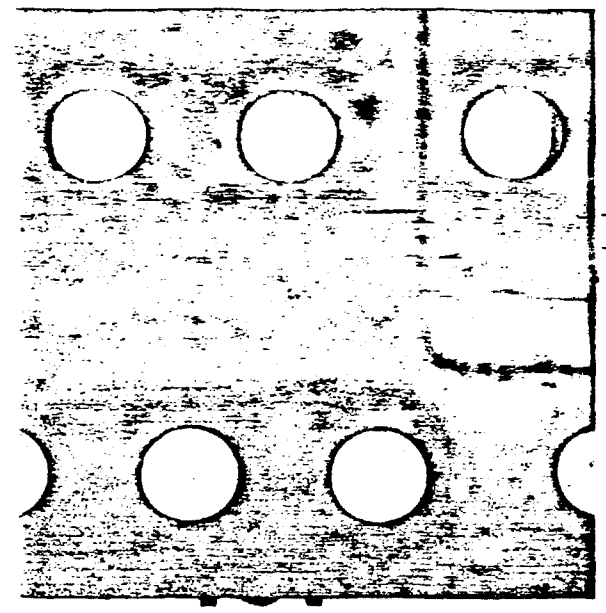
FOR _____

BOOK 9599 PG 533

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



102340.00
CON TX 378.51
PRFEE 1.00
WDEED 8.00
TOTAL 387.51
CHECK 387.51
02/21/95 01 02:34 0001 3281

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35589
IDENTIF. & REFERENCE

95 FEB 21 PM 2:35
REGISTER
DAVIDSON COUNTY, TN.

No. 882976