BOOK 9604 PG 690

This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198645
Nashville, Tennessee 37219-8645

mail

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Phillips Builders, Inc. 2910 Kraft Drive Nashville, TN 37204	Same	Map 171-12-A Parcels 10 and 12

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, C. Wayne Meadows and Edward R. Phillips, as tenants-in-common, (hereinafter referred to as the "Grantors"), do hereby transfer and convey unto Phillips Builders, Inc., (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

> Land lying in the 32nd Councilmanic District of Davidson County, Tennessee being Lot Nos. 10 and 12 on the Plat of Section One of the Addition to Brelan Park at Saddlewood of record in Book 7900, page 788 Registers' Office for Davidson County, Tennessee.
>
> Being a portion of the property conveyed to C. Wayne Meadows and Edward R. Phillips, as tenants-in-common, by deed from Buford E. Anthony and wife, Thelma Patricia Anthony of record in Book 9324 page 398, said Register's Office.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantors covenants that they are lawfully seized and possessed of the real estate in fee simple, have good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; (3) Declaration of Restrictive Covenants for Brelan Park at Saddlewood of record in Book 8891, page 850 and the Bylaws recorded therewith of record in Book 8891, page 869 said Register's Office, as amended by that certain Amended and Restated First Supplementary Declaration of Restrictive Covenants for Brelan Park at Saddlewood recorded in Book 9480, Page 387, said Register's Office; (4) Codes

Administration Agreement of record in Book 6012, Page 981, said Register's Office; and (5) all visible easements and encroachments. Grantors further covenant and binds themselves, their heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantors have set their hands, this 24th day of February, 1995.

C. Wayne Meadows

Edward R. Phillips by C. Wayne Meadows,
Attorney-in-Fact by Power of Attorney
of record in Book 9578, Page 143,
Register's Office of Davidson County,
Tennessee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 24th day of February, 1995, before me personally appeared C. Wayne Meadows to me known (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 24th day of February, 1995.

Notary Public

My Commission Expires: Mar 23, 1996

BOOK 9604 PG 692

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Wayne Meadows, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged upon oath or affirmation that he is the Attorney-in-Fact of Edward R. Phillips, the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of February, 1995.

Mary C. Holm
Notary Public

My Commission Expires: Mar 23, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Seventy Nine Thousand Dollars ($79,000.00) and no other monetary consideration.

Clifton Hall
AFFIANT

Sworn to and subscribed before me
this 24th day of February, 1995.

Mary C. Holm
NOTARY PUBLIC

My commission expires:
Mar 23, 1996

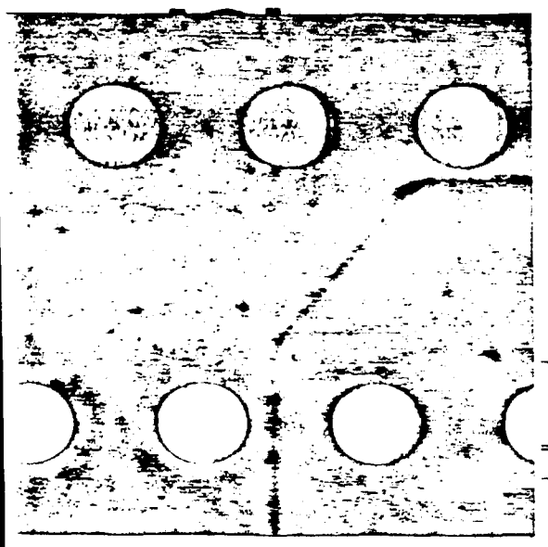
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 79,000.00
AFFIANT Phillis S Coombs
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February 1995.
B. Edwards
Deputy Register

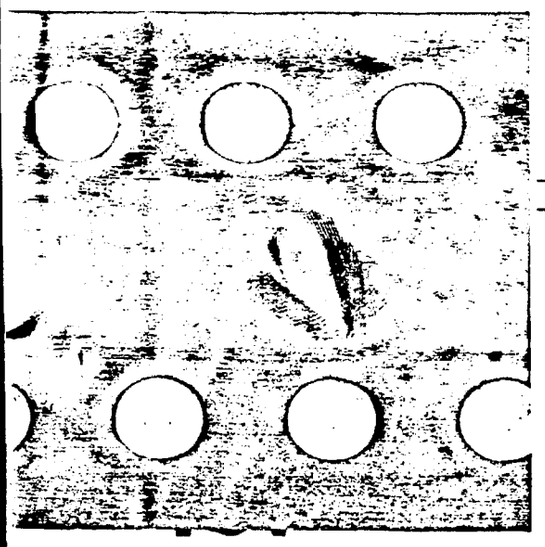
c:\meadows\saddlewo\warranty

95 FEB 27 PM 2:03
REGISTER
DAVIDSON COUNTY, TN

5279 02/27 0101 03CHECK 305.30

37395
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9604 PG 693

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 2.00
ERR CO
WDEED 2.00-
WDEED 12.00
TOTAL 305.30
CHECK 305.30

03/27/95 01 15:08 0001 5279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37395
IDENTIF. & REFERENCE

95 FEB 27 PM 3:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 884951