WARRANTY DEED

BOOK 9643 PG 413

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,200.00

Paul Raymond Kail
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Raymond Kail (NAME)	Leader Federal Bank for Savings (NAME)	50-3-B-207C0
1603 Berrywood Way (ADDRESS)	158 Madison Avenue (ADDRESS)	12D88185
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (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 Paul Raymond Kail, an unmarried person

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. 120 on the Plan of Mulberry Downs, Phase 1B, of record in Book 7900, Page 818, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 7770, Page 859 and in Book 7855, Page 630, Register's Office for Davidson County, Tennessee.

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

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95 APR 12 PM 2:25

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unimproved ( )
This is improved (X) property, known as 1603 Berrywood Way, Nashville, TN 37207
(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 10th day of April 19 95

Phillips Builders, Inc.
By: Ruth Malatak, VP
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_____.

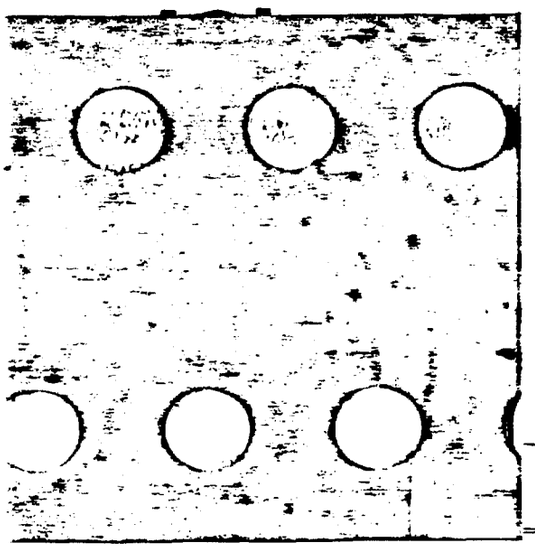
Commission expires _____ _____
Notary Public

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 her with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ 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 Nashville, TN on this the 10th day of April 19 95.

My commission expires 11-20-96 _____
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

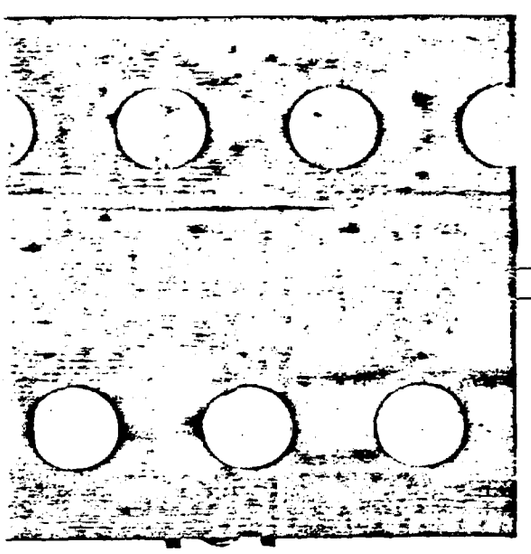
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9643 PG 415

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 115200.00
CON TX 426.24
PRFEE 1.00
WDEED 8.00
TOTAL 435.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 435.24

04/12/95 01 10:25 0001 0038

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IDENTIFICATION REFERENCE

95 APR 12 AM 10:26

REGISTER

DAVIDSON COUNTY, TN.

No. 899531