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KEN... REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36347
Dav. Co. File: Box 8

90 JUN 29 AM 10:30
...STER
...TN.

BK/PG 9715/972

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Katherine M. Emery James A. Emery 1605 Berrywood Way Nashville, TN 37207	FBS Mortgage Corporation P.O. Box 1199 Minneapolis, MN 55440

TAX MAP-PARCEL NUMBERS: 050-03--B-206 12D 88184

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillips Builders, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine M. Emery and spouse, James A. Emery,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 119 on the plan of the amended final plat Mulberry Downs, Phase 1B, of record in Book 7900, page 818, Register's Office for said County.

SAID Lot No. 119 fronts 62.68 feet on the southwesterly margin of Berrywood Way and extends back 97.60 feet on the southeasterly line and 96.67 feet on the northwesterly line to a dead line in the rear, measuring 59.62 feet thereon.

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

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8053, Page 316, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 1605 Berrywood Way, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 1995.

Phillips Builders, Inc.

BK/PG 9715/973

By: Ruth Malatak

Title: Ruth Malatak, Vice-President

State of Tennessee
County of Davidson

Before me, the undersigned, 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 and was identified as President (or other officer authorized to execute this instrument) of Phillips Builders, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of June, 1995.

PERCY [illegible] JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 7/27/96

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 111200.00

James A Emery

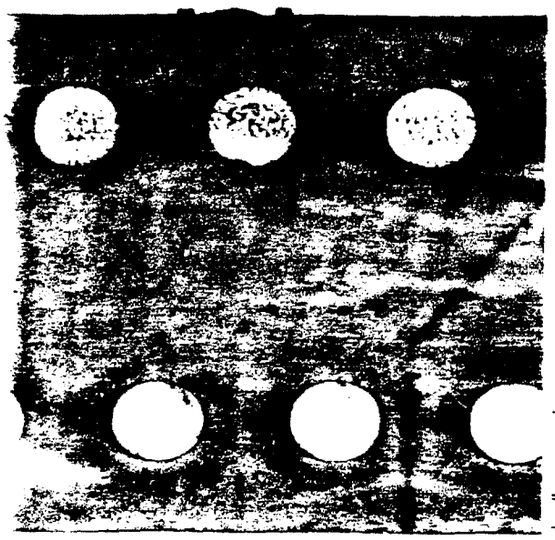
Affiant

Sworn and subscribed before me on the 28th day of June, 1995.

PERCY [illegible] JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 7/27/96

Notary Public

My Commission Expires:



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

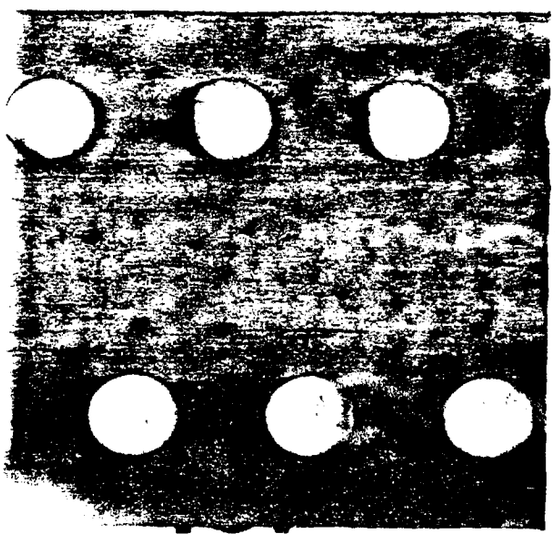
BOOK 9715 PG 974

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

DATE
111300.00
DOK TX 421.44
PRFEE 1.00
MREED 8.00
TOTAL 420.44
CHECK 420.44

6 29 '95 21 10131 0001 6250



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00746 14

IDENTIF. & REFERENCE

95 JUN 29 AM 10: 30

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 925425