BOOK 9724PG128

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 262,690.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WANDA F. FULTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 28, 1997

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
Paul F. Mahaffey, Jr. (NAME)	Norwest Mortgage, Inc. (NAME)	171-12A-32.00
5548 Saddlewood Lane (ADDRESS)	Minnesota Service Center (ADDRESS)	06DU-83588
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-9270 (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 F. Mahaffey, Jr., **a married man**

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. 59 on the Plan of Section One Addition to Brelan Park at Saddlewood, of record in Book 7900, page 788, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the property conveyed to Phillips Builders, Inc., by deed from C. Wayne Meadows and Edward R. Phillips, as tenants in common, of record in Book 9629, Page 589, Register's Office for Davidson County, Tennessee.

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 788; Declaration of covenants, conditions and restrictions of record in Book 8891, page 850, supplemented in Book 9462, page 398, amended and restated in Book 9480, page 387; By-Laws in Book 8891, page 869; Codes Administration agreement in Book 6012, page 981; Easement in Book 7883, page 311; Application for Greenbelt Assessment in Book 8886, page 794 & Book 8886, page 793; all of record in the Register's office for Davidson County, Tennessee.

Unimproved ( )
is improved (X) property, known as 5548 Saddlewood Lane, Brentwood, TN 37027
(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 29th day of June, 19 95

Phillips Builders, Inc.
By:

STATE OF TENNESSEE
COUNTY OF

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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 29th day of June 19 95.

My commission expires _____

_____
Notary Public

WANDA F. FULTS NOTARY PUBLIC AT LARGE TENNESSEE
My Commission Expires September 28, 1997

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Paul F. Mahaffey, Jr.

RETURN TO:

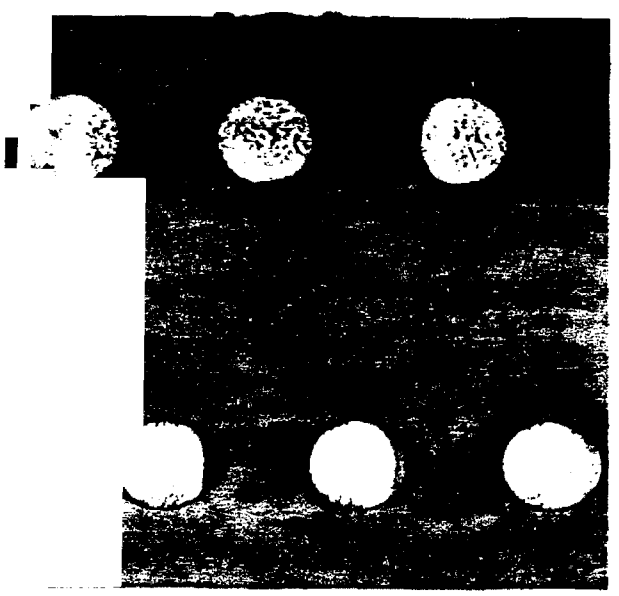
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. & REFERENCE 0076794

95 JUL -6 PM 3:40
FELIX A. MALONE II REGISTER
DAVIDSON COUNTY, TN.

3622 07/06 0101 03CHECK

980.99



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

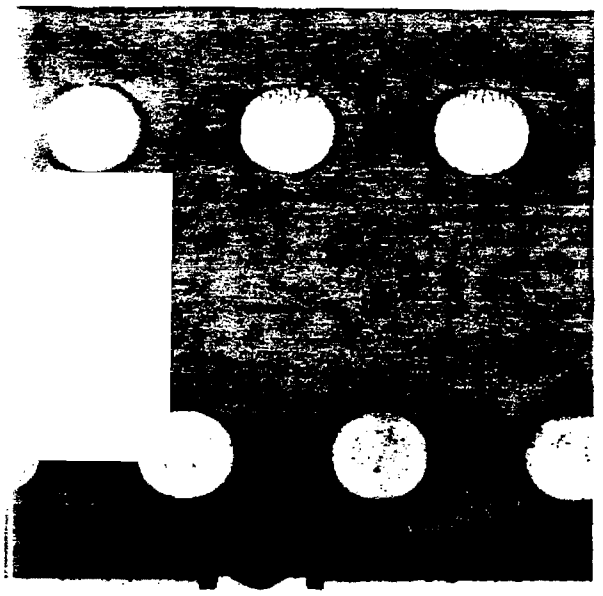
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
262690.00
CON TX 971.99
PRFEE 1.00
WDEED 8.00
TOTAL 980.99
CHECK 980.99

07/06/95 01 15:42 0001 8622



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076794
IDENTIF. # REFERENCE

95 JUL -6 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927763