File Box 9-B
First Title and Escrow Company, Inc.
File #13130

WARRANTY DEED

BOOK 9727 PG 511

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DOUGLAS B. WOOD (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 141-15-D
7917 River Fork Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	PARCEL 181
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FIELD BK. 9D82367

FOR AND IN 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, PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS B. WOOD AND WIFE, MICHELE D. WOOD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 181 on the Plan of Phase III-D "Sheffield" on the Harpeth, as of record in Plat Book 7900, pages 710 and 712, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips, and Randall L. Phillips of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee. Randall Phillips Builders, Inc. is now known as Phillips Builders, Inc., by Articles of Merger of record in Book 7298, page 203, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7145, page 954, amended in Book 9313, page 806; (3) By-Laws of record in Book 7145, page 964, and amended in Book 8146, page 463; (4) Charter of record in Book 6939, page 983; (5) Easements of record in Book 5738, page 829, Book 4136 and page 525 and in Book 4279, page 731; (6) Consent of record in Book 8276, page 238; and (7) All matters appearing on the Plan of record in Plat Book 7900, pages 710 and 712, said Register's Office.

95 JUL 11 AM 10:23
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

00077962

This is unimproved ( ) improved (XX) property, known as 7917 River Fork Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of June, 1995.

PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION
By: Ruth Malatak, VP
Ruth Malatak, Vice President

STATE OF TENNESSEE

BOOK 9727 PG 512

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

Ruth Malatak

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of PHILLIPS BUILDERS, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 29th day of June, 19 95

My commission expires 11-28-98 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 232,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 1995

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

Notary Public

WARRANTY DEED

FROM

PHILLIPS BUILDERS, INC., A
TENNESSEE CORPORATION

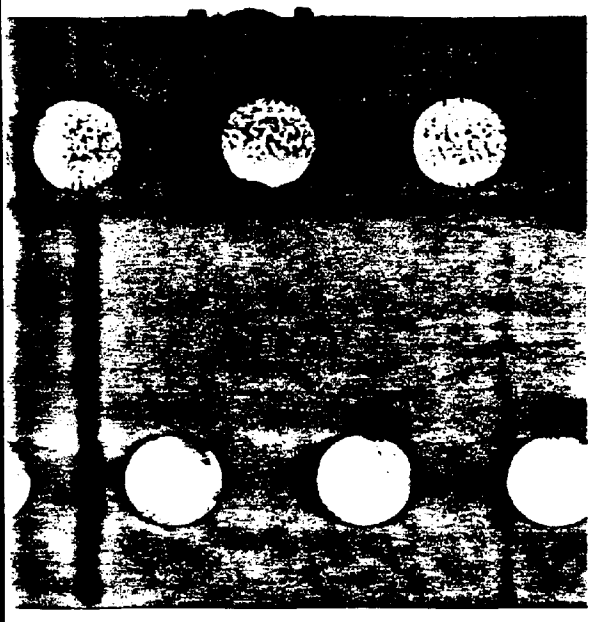
TO

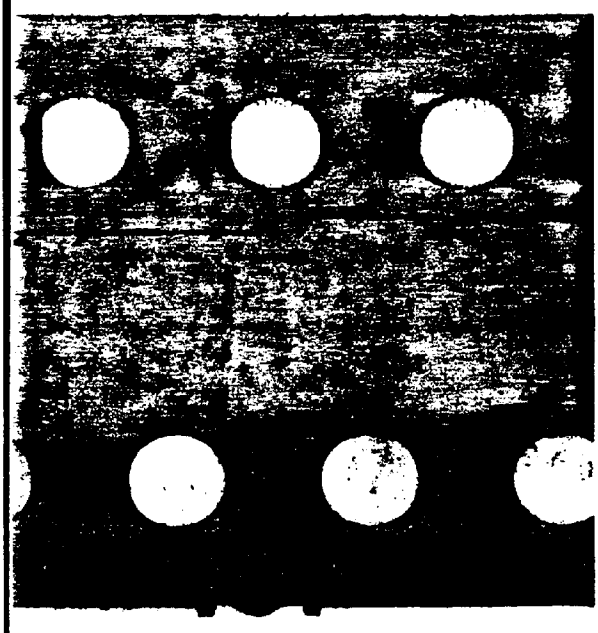
DOUGLAS B. WOOD AND WIFE,
MICHELE D. WOOD

97-07-13 08:44 AM 7397

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9727 PG 513

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
232900.00
CON TX 861.73
PRFEE 1.00
WDEED 8.00
TOTAL 870.73
PAID 870.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 JUL 11 AM 10:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00077962
IDENTIF. & REFERENCE

No. 929020