BOOK 9747 PG 106

AS

WARRANTY DEED

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires: 1-27-96

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,575.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John N. Bufkin (NAME)	PNC Mortgage Corp. of America (NAME)	
617 Sweetwater Circle (ADDRESS)	440 North Fairway Drive (ADDRESS)	64-15-A-34.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (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., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John N. Bufkin and wife, Teresa M. Bufkin

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 the 12th Civil District of Davidson County, TN, being Lot No. 73 on the Plan of Revision One, Section One, Plantation Walk, of record in Book 7900, Page 625; amended in Book 7900, Page 697; Book 9432, Page 449, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from R. L. Eatherly, Trustee with full power to mortgage, sell, transfer and convey without the joinder of beneficiary, of record in Book 9158, Page 481, Register's Office for Davidson County, TN.

Subject to restrictions in Book 9231, page 719, and Book 9547, page 904; Agreement in Book 9356, Page 959, and all matters on the plan of record.

0084610
IDENTIF. ↑ REFERENCE

95 AUG -1 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7179 08/01 0101 03CHECK 458.92

unimproved ( )
This is improved (X) property, known as 617 Sweetwater Circle, Old Hickory, TN 37138
(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 28th day of July 19 95

Phillips Builders, Inc., a Tennessee Corporation
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 _____

and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the _____

and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that ~~he~~ she as such _____

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 _____

as such _____, and attesting the same by the said _____

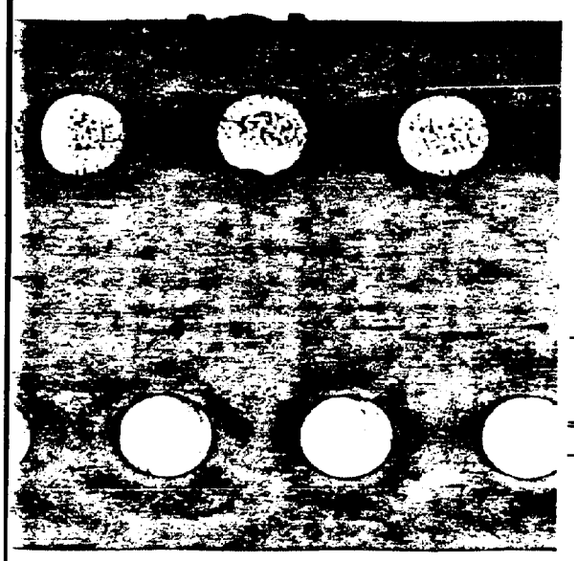
as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the ~~28th~~ 25th day of July 19 95 .

My commission expires January 27, 1996 _____
Notary Public

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires: 1-27-96

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



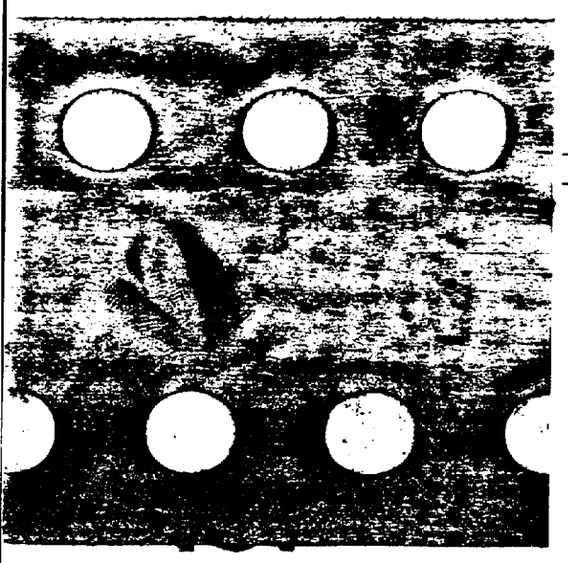
RECEIVED OF _____

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 121575.00
CON TX 449.92
PRFEE 1.00
WDEED 8.00
TOTAL 458.92
CHECK 458.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/95 01 11:14 0001 7178

0084610
IDENTIF. ↑ REFERENCE

95 AUG -1 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936217