1This instrument prepared by: Tune, Entrekin & White, P.C., 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED BOOK 9825 PG 84

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Phillips Builders, Inc. 2910 Kraft Drive Nashville, TN 37204	SAME	Map 141 Parcel 42

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $576,241.00.

AFFIANT

Sworn to and subscribed before me this 4th day of October, 1995.

NOTARY PUBLIC

My commission expires: My Commission Expires July 25, 1998

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES DAVID ABERNATHY, JR., ROBERT W. ABERNATHY, unmarried, and MARY JANE ABERNATHY BAIRD**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **PHILLIPS BUILDERS, INC.**, a Tennessee corporation, hereinafter called Grantee, Grantee's successors and assigns, certain real property lying and being situated Nashville Davidson County, Tennessee, described as follows, to-wit:

Property as shown on PUD Boundary of record in Plat Book 79, page 999 and more particularly described as follows:

BEGINNING at a concrete monument along the westerly boundary of Somerset Place, said point also being 629.5 feet from the intersection of Somerset Place and Poplar Creek Road; and said point also being the northeasterly corner of the plan of the addition to Riverpark Estates as shown in Plat Book 6900, page 240, Register's Office for Davidson County, Tennessee; thence South 88° 30' 49" West 230.55 feet to a concrete monument; thence South 88° 25' 48" West 1,169.75 feet to an iron pin; thence North 4° 15' 25" East 800.55 feet to PK nail; thence South 85° 23' 22" East 649.16 feet to an iron pin; thence South 84° 50' 52" East 504.41 feet to an iron pin; thence South 84° 33' 56" East 234.70 feet to an iron pin; thence along the westerly boundary of Somerset Place South 3° 48' 54" West 642.03 feet to the point of beginning and containing 23.093 acres, more or less.

Being the same property conveyed to James David Abernathy, Jr., Robert W. Abernathy and Mary Jane Abernathy Baird by Quitclaim Deeds from Erin C. Abernathy of record in Book 8509, page 848, Book 8531, page 735, Book 9110, page 821, and Book 9277, page 584 and by Quitclaim Deeds from David Baird of record in Book 9277, page 587 and Book 9277, page 590, and by Quitclaim Deed from Lee Ann Abernathy of record in Book 9277, page 593 and Book 9277, page 596, all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto

belonging to the said Grantee, Grantee's successors, representatives and assigns forever.

AND GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for:

1. 1995 taxes which are being prorated and assumed by Grantee.

2. Any portion of the subject property within the bounds of the right-of-way as described in Installment Deed of record in Book 3817, page 891, said Register's Office.

3. Any and all matters shown on the PUD boundary of record in Book 7900, page 999, said Register's Office.

AND GRANTORS further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to said property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Lee Ann Abernathy, spouse of James David Abernathy, Jr. and David P. Baird, Sr., spouse of Mary Jane Abernathy Baird join in this conveyance for the sole purpose of quitclaiming any and all interest they may have in the subject property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 11 day of October, 1995.

James David Abernathy, Jr.
JAMES DAVID ABERNATHY, JR.

Robert W. Abernathy
ROBERT W. ABERNATHY

Mary Jane Abernathy Baird
MARY JANE ABERNATHY BAIRD

LEE ANN ABERNATHY

David P. Baird, Sr.
DAVID P. BAIRD, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of this county, JAMES DAVID ABERNATHY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of October, 1995.

Pamela D. Thornton
Notary Public

My Commission Expires: My Commission Expires July 25, 1998.

belonging to the said Grantee, Grantee's successors, representatives and assigns forever.

AND GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for:

1. 1995 taxes which are being prorated and assumed by Grantee.

2. Any portion of the subject property within the bounds of the right-of-way as described in Installment Deed of record in Book 3817, page 891, said Register's Office.

3. Any and all matters shown on the PUD boundary of record in Book 7900, page 999, said Register's Office.

AND GRANTORS further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to said property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Lee Anne Abernathy, spouse of James David Abernathy, Jr. and David P. Baird, Sr., spouse of Mary Jane Abernathy Baird join in this conveyance for the sole purpose of quitclaiming any and all interest they may have in the subject property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this _____ day of October, 1995.

95 OCT 11 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01111190
IDENTIF. & REFERENCE

JAMES DAVID ABERNATHY, JR.

ROBERT W. ABERNATHY

MARY JANE ABERNATHY BAIRD

Lee Anne Abernathy
LEE ANNE ABERNATHY

DAVID P. BAIRD, SR.

5693 10/11 0101 03CHECK 2149.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of this county, JAMES DAVID ABERNATHY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of _____, 1995.

_____
Notary Public

My Commission Expires: _____.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of this county, ROBERT W. ABERNATHY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of October, 1995.

Pamela D. Shorting
Notary Public

My Commission Expires: My Commission Expires July 25, 1998.

STATE OF MS
COUNTY OF Sunflower

Personally appeared before me, the undersigned, a Notary Public of this county, MARY JANE ABERNATHY BAIRD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of October, 1995.

Kathy J. Anderson
Notary Public

My Commission Expires: My Commission Expires June 18, 1997.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of this county, LEE ANN ABERNATHY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of October, 1995.

Pamela D. Shorting
Notary Public

My Commission Expires: My Commission Expires July 25, 1998.

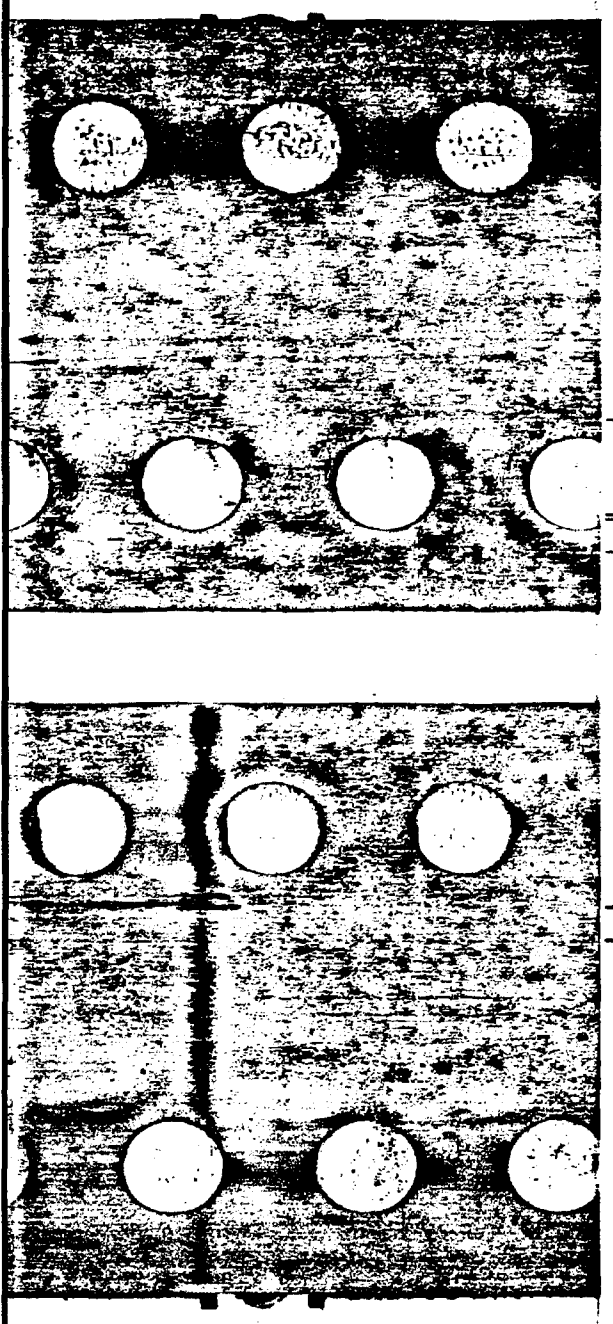
STATE OF MS
COUNTY OF Sunflower

Personally appeared before me, the undersigned, a Notary Public of this county, DAVID P. BAIRD, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of October, 1995.

Kathy J. Anderson
Notary Public

My Commission Expires: My Commission Expires June 18, 1997.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9825 PG 88

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
576241.00
CON TX 2132.10
PRFEE 1.00
WDEED 16.00
TOTAL 2149.10
CHECK 2149.10
10/11/95 01 15:03 0001 5693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01111190
IDENTIF. & REFERENCE

95 OCT 11 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964450