BOOK 9879 PAGE 224

File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE #95-11-65
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,400.00

Donald E. Wynn Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD E. WYNN, JR. (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 150-12-0-A
2001 Leatherbury Court (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 021CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75219-1900 (CITY) (STATE) (ZIP)	FB #02DX-02581

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 DONALD E. WYNN, JR. AND WIFE, SHERYL H. WYNN

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. 696, on the Plan of Somerset, Phase IV, a Planned Unit Development, as of record in Plat Book 7900, Pages 978 & 979, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc., by Deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, Page 405, and part of the same property to Randall Phillips Builders, Inc., by Quitclaim Deed from Philhall Corp., of record in Book 5508, Page 923, and rerecorded in Book 7411, Page 171, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, Page 203, said Register's Office, dated June 30, 1987.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7619, Page 647, as amended in Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770,

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unimproved ( )
This is improved (X) property, known as 2001 Leatherbury Court, Antioch, TN 37013
(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 30th day of November, 19 95

PHILLIPS BUILDERS, INC.
By: Ruth Malatak, VP
Ruth Malatak, Vice president

STATE OF TENNESSEE
COUNTY OF

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

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Book 8663, Page 384, Book 8708, Page 630, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, and made applicable to Somerset, Phase IV, in Book 9696, Page 654, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersined , a Notary Public in and for said County and State, personally appeared RUTH MALATAK, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice President of PHILLIPS BUILDERS, INC., the within named bargainor, a Tennessee corporation, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such officer.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 30th day of November, 1995.

My Commission Expires: 7/24/99

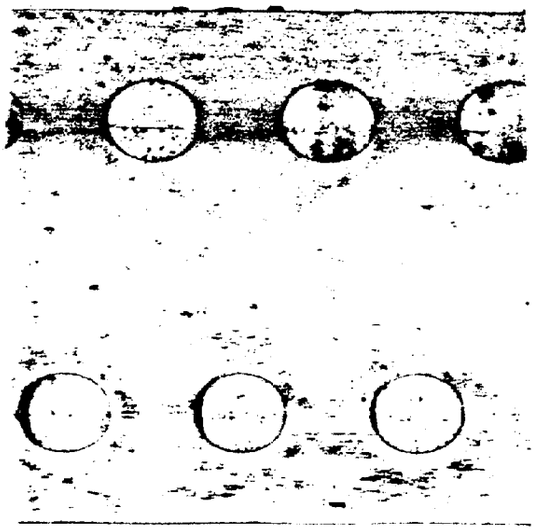
Notary Public

SCOTT D WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0129100 IDENTIF. ↑ REFERENCE

95 DEC -5 PM 1:01 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

4922 12/05 0101 03CHECK 532.18



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

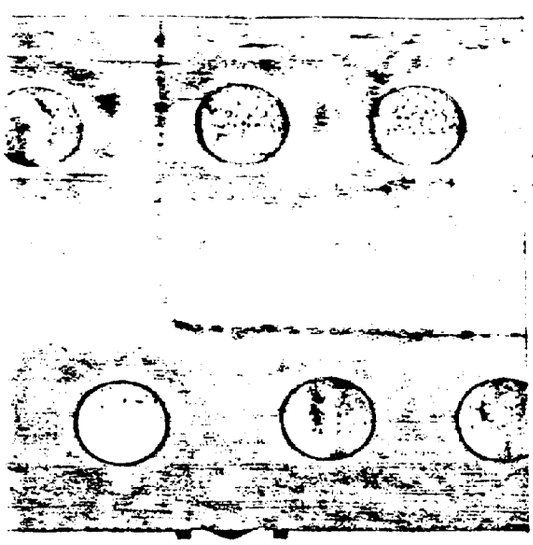
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 141400.00
CON TX 523.18
PRFEE 1.00
WDEED 8.00
TOTAL 532.18
CHECK 532.18
12/05/95 01 13:04 0001 4992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0129100
IDENTIF. ↑ REFERENCE

95 DEC -5 PM 1:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 983484