BOOK 9887 PG 972

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES J. MARSELLA, JR.	LEADER FEDERAL BANK FOR SAVINGS	MAP 64-15-A
(NAME)	(NAME)	
741 SWEETWATER CIRCLE	158 MADISON AVENUE	PARCEL 14
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TENNESSEE 37138	MEMPHIS, TN 38103	
(CITY) (STATE) (ZIP)	(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 JAMES J. MARSELLA, JR. AND WIFE, CHRISTINE L. MARSELLA

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. 14 on the Plan of Plantation Walk, Section One, Revision One, a Planned Unit Development of record in Plat Book 7900, page 697, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Phillips Builders, Inc. by deed from R. L. Eatherly, Trustee of record in Book 9158, page 481, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to By-Laws, Covenants, conditions and restrictions of record in Book 9231, page 719, said Register's Office; Stormwater Detention Agreement of record in Book 9356, page 959, said Register's Office; Subject to Surveyor's Cetificate of Correction of record in Book 9432, page 449, said Register's Office; easements and setback lines as set forth on the above plan of record and in Book 7900, page 625; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

This is improved (X) unimproved ( ) property, known as 741 SWEETWATER CIRCLE, OLD HICKORY, TENNESSEE 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 8th day of December 19 95

PHILLIPS BUILDERS, INC.
By: Ruth Malatesta, VP

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 DAVIDSON

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 oath(s) acknowledged himself to be the _____ and _____ respectively of the PHILLIPS BUILDERS, INC. the within named bargainor, and corporation, and that he 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 NASHVILLE, TN on this the 8th day of December 19 95.

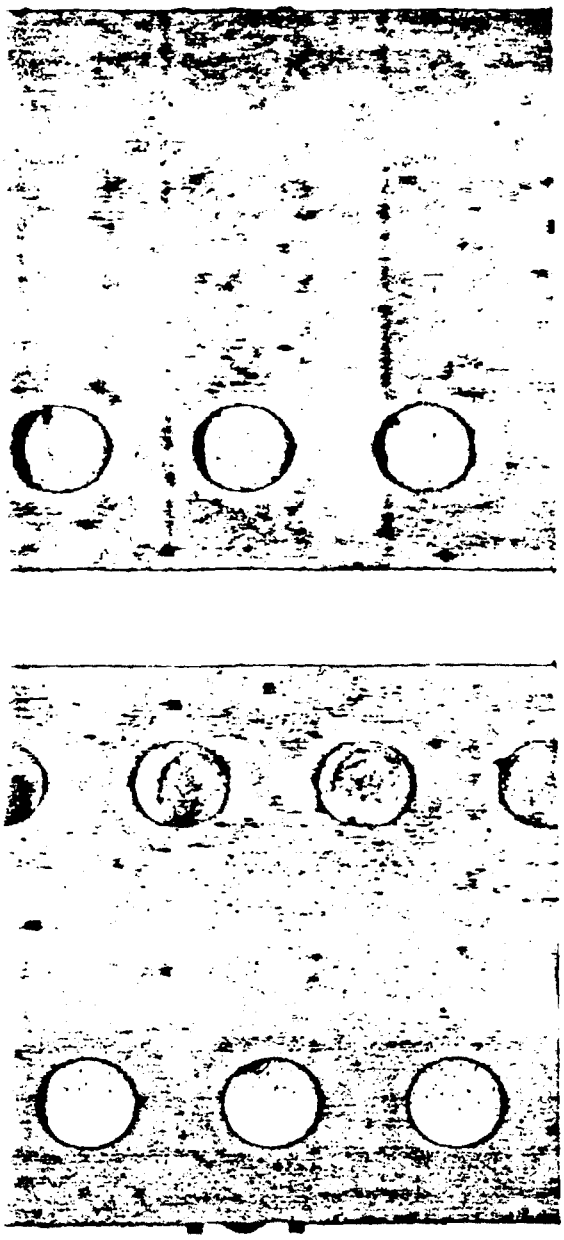
My commission expires 1-17-99 cas. ~~June 10, 1998~~

Camille A Smith
Notary Public

013820
IDENTIF. & REFERENCE

95 DEC 14 AM 9:28
PELLA Z. PULSCHEN REGISTER
DAVIDSON COUNTY, TN.

3039 12/14 0101 03CHECK 468.54



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9887 PG 974

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
12/14/95	01	CAMT 124200.00 CON TX 459.54 PRFEE 1.00 WDEED 8.00 TOTAL 468.54 CHECK 468.54		09:28 0001 8039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131820
IDENTIF. ↑ REFERENCE

95 DEC 14 AM 9:2[illegible]

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 986499