THIS INSTRUMENT WAS PREPARED BY
Stokes & Bartholomew
Suite 410, 3310 West End Avenue
Nashville, Tennessee 37203

BOOK 9899 PG 276

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 217,410.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF December 19 95
Notary Public
MY COMMISSION EXPIRES: 5-25-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Taylor	Leader Federal Bank For Savings	171-12-A-44CO
(NAME)	(NAME)	
713 Palmetto Court	158 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	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 Richard J. Taylor and wife, Melanie Sircy Taylor

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. 43 on the Plat Map of Section Two, Addition to Brelan Park at Saddlewood, of record in Book 7900, page 963, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Phillips Builders, Inc., by Deed of Correction from C. Wayne Meadows and Edward R. Phillips, as tenants-in-common, of record in Book 9807, page 1, Register's Office for Davidson County, Tennessee, and further conveyed to Phillips Builders, Inc. by Deed of Correction from C. Wayne Meadows and Edward R. Phillips, as tenants-in-common, of even date which is being recorded simultaneously herewith.

0135339
IDENTIF. & REFERENCE

95 DEC 27 PM 1:39
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 713 Palmetto Court, Brentwood, Tennessee 37027
(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 21st day of December 19 95

Phillips Builders, Inc.
By: Ruth Maddox, VP

STATE OF TENNESSEE
COUNTY OF

BOOK 9899 PG 277

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 Ruth Maratak and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that ~~She~~ she as such Vice President 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 Ruth Maratak as such Vice President, and attesting the same by the said _____ as such _____.

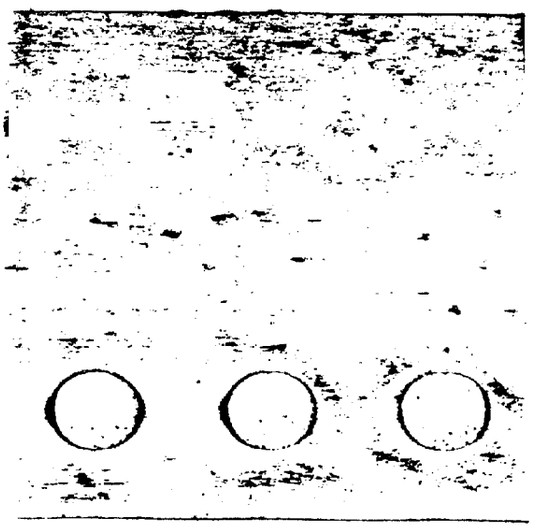
Witness my hand and official seal at office at Nashville, Tennessee 37203 on this the 21st day of December 19 95.

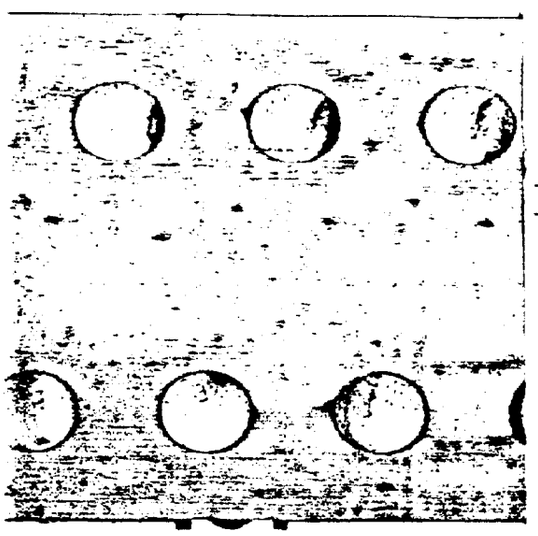
My commission expires 5-5-99

_____
Notary Public

93-3 12/27 11:01 333-HEBK

813.42





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9899 PG 278

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

AMT
217410.00
CON TX 804.42
PRFEE 1.00
MREED 8.00
TOTAL 813.42
CHECK 813.42

12/27/95 01 13:39 0001 1863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135339
IDENTIF. ↑ REFERENCE

95 DEC 27 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990255