BOOK 9906 PAGE 202

WARRANTY DEED

File Box "7"
Saturn & Mazer
File #34004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 248,745.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 95

ALAN SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES 1/28/98

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha C. Word (NAME)	PNC Mortgage Corp. of America (NAME)	171-12-A-57
6013 Ridge Farm Place (ADDRESS)	440 North Fairway Drive (ADDRESS)	6DU 83653
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha C. Word

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 lying in the 32nd Councilmanic District of Davidson COunty, Tennessee being Lot No. 56 on the Plat of Section Two of the Addition to Brelan Park at Saddlewood both of record in Book 7900, page 963, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Phillips Builders, Inc. by deed from C. Wayne Meadows and Edward R. Phillips of record in Book 9763, Page 56 and corrected in Book 9807, page 1, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

013715 IDENTIF. ↑ REFERENCE

96 JAN -2 PM 3:13 FILED & RECORDED DAVIDSON COUNTY, TN.

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unimproved ( ) This is improved (X) property, known as 6013 Ridge Farm Place, Brentwood, TN 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 22nd day of December, 19 95

Phillips Builders, Inc.
By: Ruth Malatak, VP

BK 9905 PG 203

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

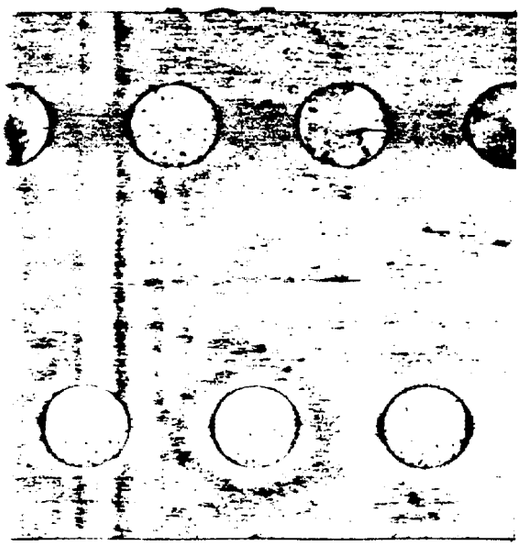
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared RUTH MALATAK and _____ with whom I am personally acquainted and who upon ~~his~~ oath(s) acknowledged himself to be the VICE PRESIDENT and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that 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 MALATAK as such VICE PRESIDENT, and attesting the same by the said _____ as such _____.

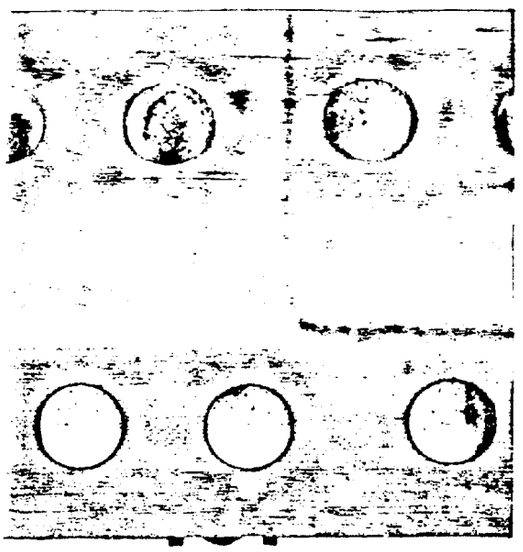
Witness my hand and official seal at office at Nashville, Tennessee on this the 22nd day of December 19 95.

My commission expires 11/28/98

ALAN L. SATORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9906 PG 204

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
248745.00
CON TX 920.19
PRFEE 1.00
MDEED 8.00
TOTAL 929.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 929.19

01/02/96 01 15:15 0001 3880

0137215
IDENTIF. # REFERENCE

96 JAN -2 PM 3:13

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 992250