File 13582
File: First Title & Escrow

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9910 PG 203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GERALD V. PROCTOR (NAME)	NEW OWNER (NAME)	Map 141-15-D
817 Onslow Way (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 191.00 Co
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 9D82377

FOR AND IN 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, PHILLIPS BUILDERS, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD V. PROCTOR AND WIFE, EULA C. PROCTOR

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 191 on the Plan of Phase III-D "Sheffield" On The Harpeth, as of record in Plat Book 7900, pages 710 thru 712, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee. By Articles of Merger of record in Book 7298, page 203, Randall Phillips Builders, Inc., is now known as Phillips Builders, Inc.

This conveyance is made subject to: (1) Restrictions of record in Book 7145, page 954 amended in Book 9313, page 806; (2) By-Laws of record in Book 7145, page 964 amended in Book 8146, page 463; (3) Charter of record in Book 6939, page 983; (4) Consent of record in Book 8276, page 238; (5) Easements of record in Book 5738, page 829, Book 4136, page 525 and Book 4279, page 731; (6) All matters appearing on the plans of record in Plat Book 6900, page 395 and Plat Book 7900, pages 710 thru 712, Register's Office for Davidson County, Tennessee.

96 JAN -5 AM 9:45
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0138276

unimproved ( )
This is improved (XX property, known as 817 Onslow Way, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of December, 19 95

PHILLIPS BUILDERS, INC.
By: Ruth Malatek, VP
RUTH MALATEK, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

BOOK 9910 PG 204

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

RUTH MALATEK

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the VICE PRESIDENT of PHILLIPS BUILDERS, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 29th day of December, 19 95

My commission expires 6/10/97 Notary Public Betty M. Brock

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 201,775.00

Karen Todd Hardin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 95

MY COMMISSION EXPIRES: 6/10/97 (AFFIX SEAL) Betty M. Brock
Notary Public

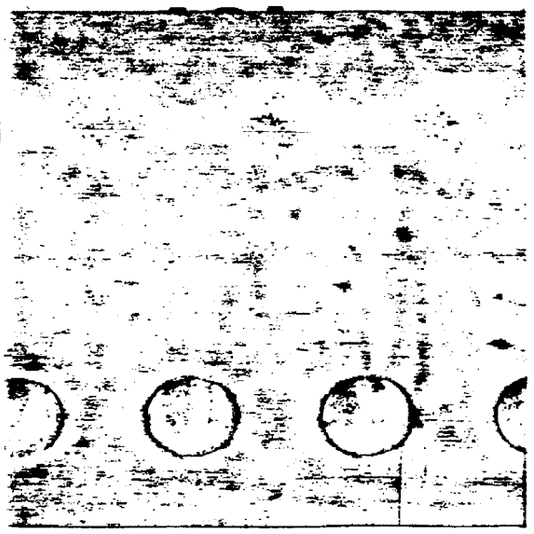
WARRANTY DEED

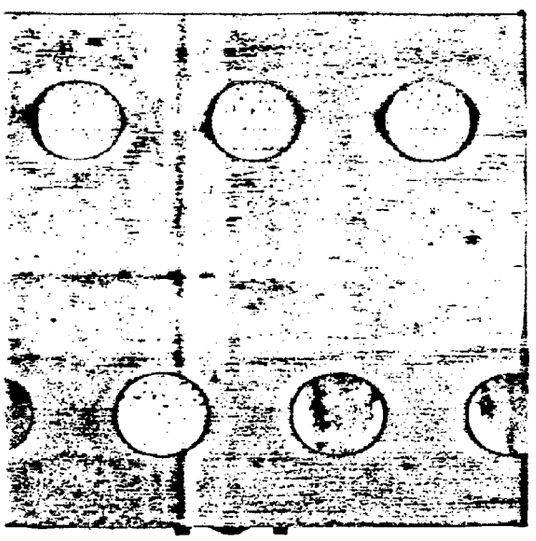
FROM
PHILLIPS BUILDERS, INC.

TO
GERALD V. PROCTOR AND WIFE,
EULA C. PROCTOR

3010 01/05 0101 03CHECK 755.57

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9910 PG 205

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	
				201775.00
			CON TX	746.57
			PRFEE	1.00
			WDEED	8.00
			TOTAL	755.57
			CHECK	755.57
01/05/96		01	09:47	0001 5010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138276
IDENTIF. # REFERENCE

96 JAN -5 AM 9:45

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

No. 993362