BOX #19B
G#96-1-5

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOOK 9912 PG 660

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 226,290.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 19 96

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
RANDALL E. HELD	"NEW OWNERS"	MAP 141-15-0-D
(NAME)	(NAME)	
725 Vauxhall Drive		PARCEL 170co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		FB #09D-82356
(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., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL E. HELD AND WIFE, DEBRA S. HELD

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. 170 on the Plan of Sheffield on the Harpeth, Phase III-D, a Planned Unit Development, as of record in Book 7900, Pages 710 and 712, Register's Office for Davidson County, Tennessee, 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 Randall Phillips Builders, Inc., a Tennessee corporation, now known as Phillips Builders, Inc., 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. Phillips Builders, Inc., is successor in interest by virtue of Articles of Merger of record in Book 7298, Page 203, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Sheffield on the Harpeth, of record in Book 6925, Page 900, and in Book 7145, Page 954, and amended in Book 8505, Page 598, and in Book 8747, Page 97, and in Book 9313, Page 806, said Register's Office; By-Laws of record in Book 7145, Page 964, and amended in Book 8146, Page 463, 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 assumed

CONTINUED

This is unimproved ( ) improved (X) property, known as 725 Vauxhall Drive, Nashville, TN 37221
(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 5th day of January 19 96

PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION

By: Ruth Malatak, VP

RUTH MALATAK, VICE PRESIDENT

LEGAL DESCRIPTION CONTINUATION

by the Grantees herein.

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES TO THIS TRANSACTION.

NOTARY ACKNOWLEDGMENT

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, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Vice President of the 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 Nashville, Tennessee, this 5th day of January, 1996.

Notary Public

My Commission Expires: 7/24/99

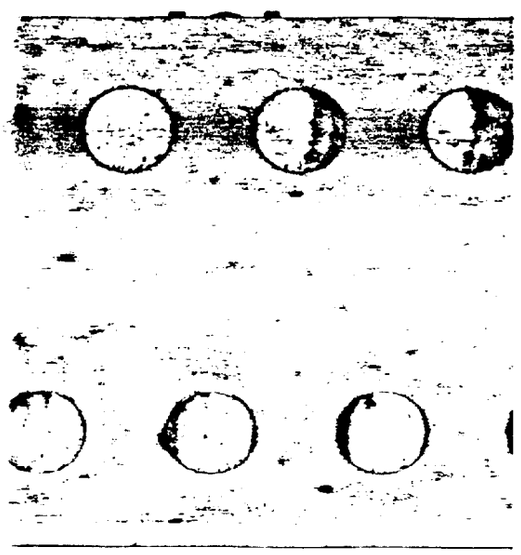
PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

0139192
IDENTIF. & REFERENCE

96 JAN -9 AM 8:27

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

39.74 01/09 0101 03CHECK 848.15



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

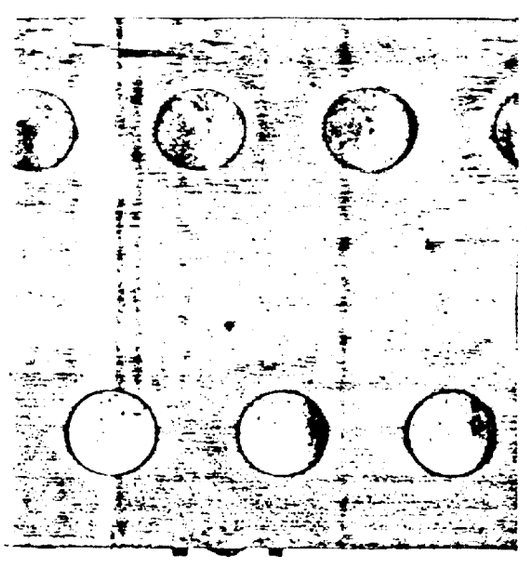
BOOK 9912 PG 662

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
226790.00
DON TX 839.16
PRFEE 1.00
WDEED 8.00
TOTAL 848.16
CHECK 848.16

01/09/96 01 12:29 0001 5994



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139192
IDENTIF. & REFERENCE

96 JAN -9 PM 12:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 994333