PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37349
Dav. Co. File: Box 8

BOOK 9940PG632

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bradley F. Bartels Kimberly L. Bartels Marvin W. Bartels Mary Lou Bartels 5709 Cedar Ash Crossing Antioch, Tennessee 37013	Union Planters Bank of Middle Tennessee, N.A. 401 Union Street Nashville, Tennessee 37219-2588

TAX MAP-PARCEL NUMBERS: 164-9-10

WARRANTY DEED
[Corporate]

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillips Builders, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley F. Bartels and spouse, Kimberly L. Bartels a one-half interest, and to Marvin W. Bartels and spouse, Mary Lou Bartels, a one-half interest as tenants by the entireties, the half interests, as they relate to one another, to be held in joint tenancy with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, ebing Lot No. 281 on the Plan of Asheford Crossing Section One of record in Book 7900, page 937, Register's Office for said County.

SAID Lot No. 281, which is a corner lot, fronts 40.00 feet on the northwesterly margin of Cedar Ash Crossing and fronts 91.47 feet on the broken northeasterly margin of Cedar Ash Court, said frontages being joined by a curve having a length of 37.26 feet, and extends back 182.73 feet on the northeasterly line and 102.51 feet on the northwesterly line to a point o intersection.

BEING part of the same property conveyed to Phillips Builders, Inc. a Tennessee Corporation by Installment deed from Luther A. Hill, Oly R. Hill and Charles W. Hill, as Co-Trustees of record in Book 9336, page 227, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 9651, Page 900, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 5709 Cedar Ash Crossing, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 1996.

Phillips Builders, Inc.

By: Ruth Malatab, VP
Title:

BOOK 9940 PG 633

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared _____ _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Phillips Builders, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of January, 1996.

Donna Pace
Notary Public

My Commission Expires: 9-21-96

RECEIVED
96 FEB -7 AM 10:29
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

0148037

IDENTIF. & REFERENCE

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 125205.00

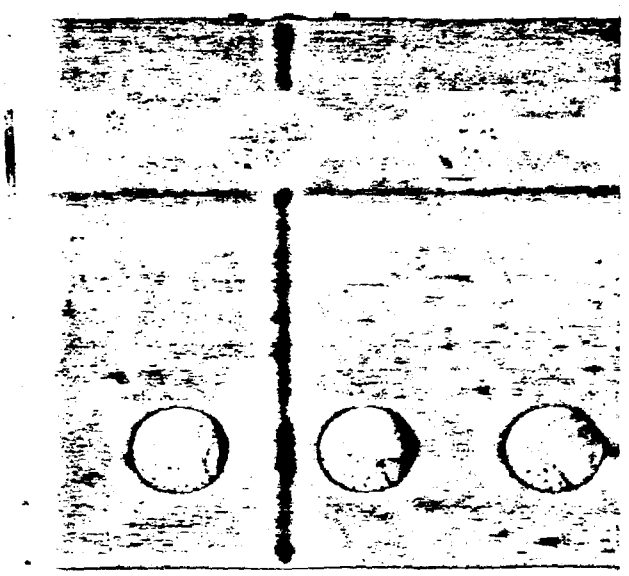
Bradley F Bartlett
Affiant

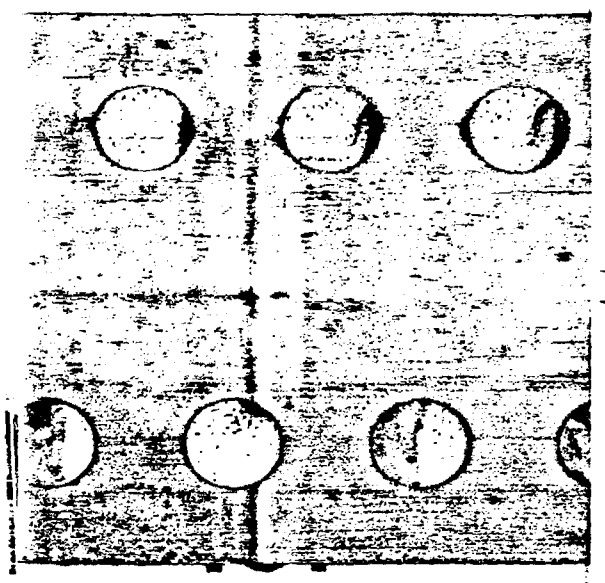
Sworn and subscribed before me on the 31st day of January, 1996.

Donna Pace
Notary Public

My Commission Expires: 9-21-96

5491 02/07 0101 03CHECK 472.24





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

RECEIVED OF _____

FOR _____

BOOK 9940 PG 634

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	
				125205.00
			CON TX	463.24
			PRFEE	1.00
			WDEED	8.00
			TOTAL	472.24
			RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	472.24
02/07/96	01	10:30 0001	5491	

0148037
IDENTIF. & REFERENCE

96 FEB -7 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003713