BOOK 9954 PG 553

This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Phillips Builders, Inc.	SAME	Map 171-8-C
2910 KAAFT DR.		Parcels 1, 2, 30,
NASHVILLE, TN 37204		31, 32 and 33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

FLORENCE F. WILLIAMS, UNMARRIED, and
EUGENE R. WILLIAMS, UNMARRIED

have bargained and sold and by these presents do hereby transfer and convey unto the said

PHILLIPS BUILDERS, INC.

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 30, 31, 32 and 33 on the Plan of Williamsburg at Brentwood, Section One, as of record in Plan Book 9700, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the property conveyed to Jesse M. Williams and wife, Florence F. Williams, by deed from Margaret F. Trew, Trustee, as of record in Book 1539, page 287, Register's Office for Davidson County, Tennessee, the said Jesse M. Williams having since died. And also being the same property conveyed to Eugene R. Williams by deed from Charles A. Wheeler, Jr., Charles T. Wheeler, Geneiva Wheeler Ballou and Barbara Wheeler Linder of record in Book 9387, page 532, said Register's Office.

0331 02/22 0101 03CHECK 675.00

THIS CONVEYANCE SUBJECT TO:

1. 1996 taxes.

2. Declaration of covenants, conditions, and restrictions of record in Book 9931, page 627, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 9700, page 99, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

4. Easement for sanitary sewers and/or storm drainage of record in Book 7913, page 120, Book 8175, page 792 and Book 8259, page 206, said Register's Office.

5. Subject to a permanent easement and right-of-way as set out in Book 6590, page 37, said Register's Office.

6. Said property is subject to Greenbelt Assessment as set out in Book 8861, page 986, Register's Office for Davidson County, Tennessee.

7. Power of Attorney of record in Book 8436, page 780, said Register's Office.

This is unimproved property known as Lots Nos. 1, 2, 30, 31, 32 and 33, Williamsburg at Brentwood, Nashville, Davidson County, Tennessee.

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, except as above set forth. 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, except as set forth above.

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

Whenever 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 our hands this 14TH day of February, 1996.

BOOK 9954 PG 554

Florence F. Williams
By Eugene R. Williams
FLORENCE F. WILLIAMS ATTORNEY-IN-FACT

Eugene R. Williams
EUGENE R. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, EUGENE R. WILLIAMS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is ATTORNEY-IN-FACT, of the maker, FLORENCE F. WILLIAMS, 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 and seal at office in Nashville, Tennessee, this 14 day of February, 1996.

NOTARY PUBLIC

My commission expires: 7/27/96.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared EUGENE R. WILLIAMS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15 day of February, 1996.

NOTARY PUBLIC

My commission expires: 7/27/96.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $180,000.00.

Affiant

Sworn to and subscribed before me this 15 day of February, 1996.

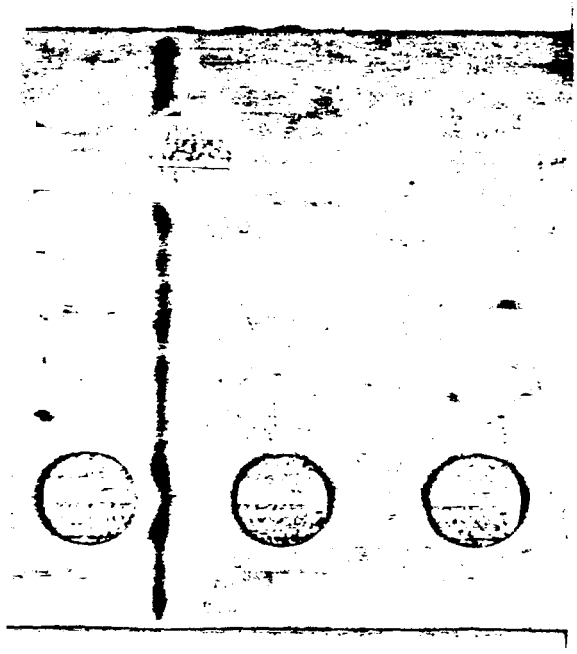
NOTARY PUBLIC

My commission expires: 7/27/96.

96 FEB 22 AM 10:18

DEEDS & REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

015258



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ 9954 555

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 180000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
TOTAL 675.00
CHECK 675.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0331

0152580
IDENTIF. # REFERENCE

96 FEB 22 AM 10:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1008498