10748-1
Map 14A

WARRANTY DEED

BOOK 9963 PG 322

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WESLEY O. LITTRELL	OLD HICKORY CREDIT UNION	MAP 171-12A
(NAME)	(NAME)	
6020 Ridge Farm Place	P.O. Box 431	PARCEL 48
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Old Hickory, TN 37138	6DU-83644
(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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WESLEY O. LITTRELL AND WIFE, SHARON M. LITTRELL

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. 47 on the Plan of Section Two of the Addition to Brelan Park at Saddlewood, a Planned Unit Development, of record in Plat Book 7900, page 963, said Register's Office, to which plan reference is hereby made for a more complete legal description.

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

This conveyance is subject to Declaration of Covenants of record in Book 8891, page 850, Book 9462, page 398, Book 9480, page 387 and Book 9670, page 494, 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 by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 6020 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 27th day of February 19 96

PHILLIPS BUILDERS, INC.

By: Ruth Malatak, VP

Ruth Malatak, Vice President

BOOK 9963 PG 323

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 her oath(s) acknowledged herself 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, TN on this the 27th day of February 1996.

My commission expires July 26, 1997

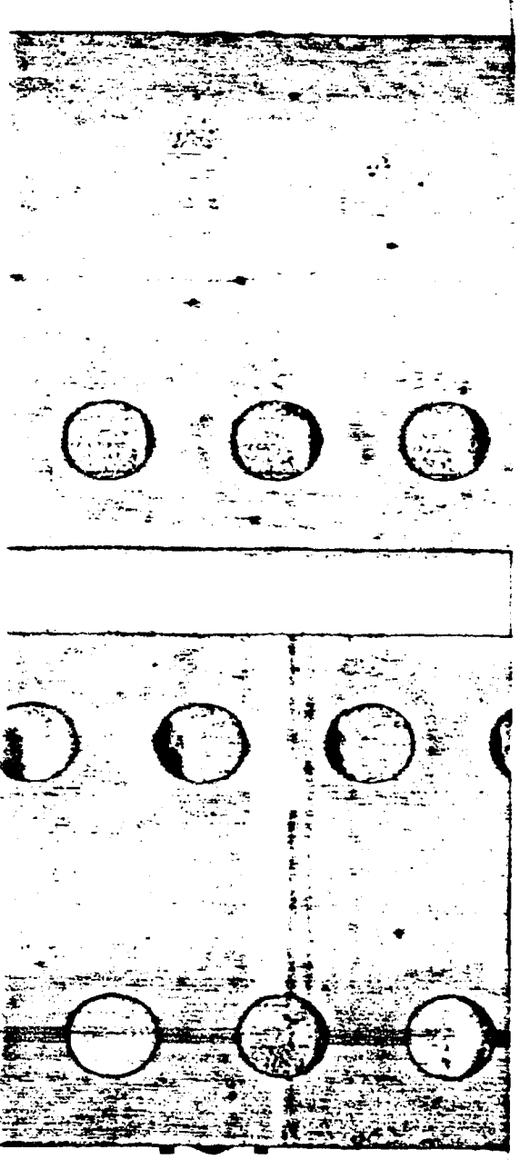
JOHN T. COX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public

96 MAR -1 AM 9:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0155379
IDENTIF. & REFERENCE

3335 03/01 0101 03CHECK 891-08



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9963 PG 324

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	
				238400.00
			CON TX	882.08
			PRFEE	1.00
			WDEED	8.00
			TOTAL	891.08
			CHECK	891.08
		03/01/96	01	10:02 0001 3335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155379
IDENTIF. ↑ REFERENCE

96 MAR -1 AM 9:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011464