STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 256,360.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 9/28/97
(AFFIX SEAL)

WANDA F. FULTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires September 28, 1997

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. R. Cordell (NAME)	Franklin American Mortgage (NAME)	171-12-A-40.00
720 Palmetto Court (ADDRESS)	224 Overlook Court, #150 (ADDRESS)	06DU-83636
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 W. R. Cordell and Amy N. Cordell

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, TN, BEING Lot No. 39 on the Plan of Section Two Addition to Brelan Park at Saddlewood, of record in Book 7900, page 963, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the property conveyed to Phillips Builders, Inc., by deed from C. Wayne Meadows and Edward R. Phillips, as tenants in common, of record in Book 9802, Page 23, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 7900, page 788; Declaration of covenants, conditions and restrictions of record in Book 8891, page 850, supplemented in Book 9462, page 398, amended and restated in Book 9480, page 387; By-Laws in Book 8891, page 869; Codes Administration agreement in Book 6012, page 981; Easement in Book 7883, page 311; Application for Greenbelt Assessment in Book 8886, page 794 & Book 8886, page 793; all of record in the Register's office for Davidson County, Tennessee.

0156867

IDENTIF. ↑ REFERENCE

96 MAR -5 AM 11:04
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 720 Palmetto Court, 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 29th day of February 19 96

Phillips Builders, Inc.
By: Ruth Malatak, VP
Ruth Malatak, Vice-President

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 WILLIAMSON

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 himself and said Ruth Malatak as such Vice-President and acknowledging that he executed the same by the said _____ as such _____

Witness my hand and official seal at office in Brentwood, Tennessee on this the 29th day of February 19 96

NANCY F. ELLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires _____

My Commission Expires September 28, 1997

_____
Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

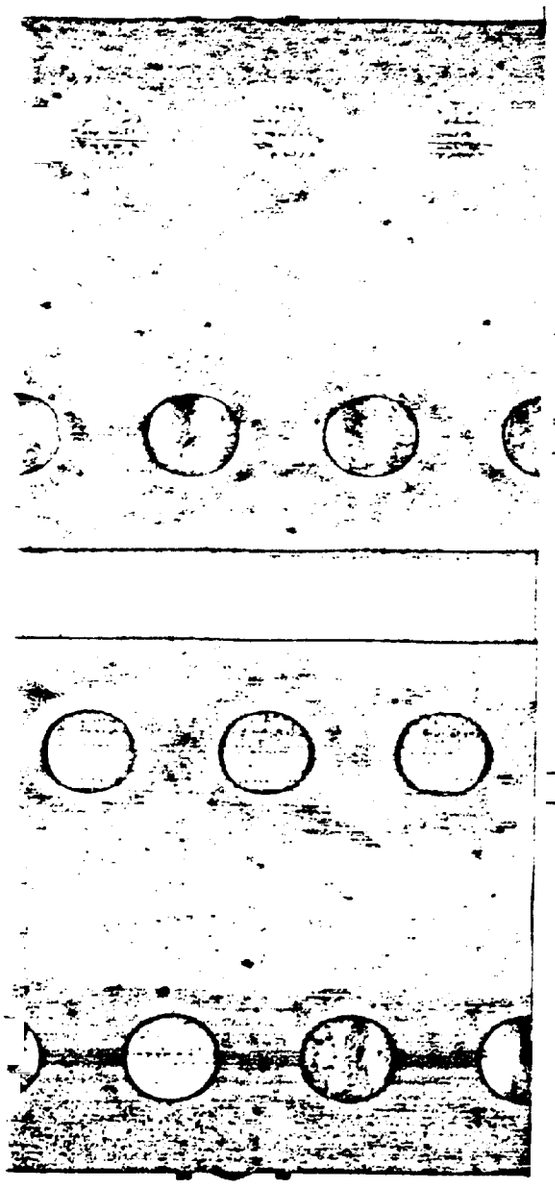
TO

W. R. Cordell and Amy N. Cordell

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

4913 03/05 0101 03CHECK 957.54



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

RECEIVED OF _____

FOR _____

RBook 9968 Pg 507

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 256360.00
CON TX 948.54
PRFEE 1.00
WDEED 8.00
TOTAL 957.54
CHECK 957.54

03/05/96 01 11:06 0001 4913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156867
IDENTIF. ↑ REFERENCE

96 MAR -5 AM 11:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1013030