WARRANTY DEED

File No: 00277299

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gregory W. Golden	Chemical Res Mort Corp	Map 171-12A
[NAME]	[NAME]	
1024 Ainsworth Circle	404 Perimeter Cntr Terr	#755Parcel 45
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Antioch, TN 37013	Atlanta, GA 30346	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Phillips Builders, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Gregory W. Golden and wife, Lynn J. Golden

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

3351 03/14 0101 03CHECK 990.10

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Davidson } for this transfer is $ 264,080.00

Subscribed and sworn to before me, this the 12TH day of MARCH, 19 96

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

( ) unimproved ( )
This is improved (X) property known as 709 Palmetto Court, Bretnwood
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 12TH day of MARCH, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phillips Builders, Inc.
BY: Ruth V Malatak, VP
Ruth Malatak, Vice President

STATE OF
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State _____

_____

_____

the within named bargainor(s), 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 _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, Linda V. Jones, a Notary Public of 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 her self to be Vice-President of the Phillips Builders, Inc., the within named bargainor, a corporation, and that she as such Vice-President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as President.

Witness my hand and seal, at office in Davidson COUNTY, Tennessee, this 12TH day of MARCH, 19 96.

Linda V. Jones Notary Public
Linda V. Jones

Commission expires 11/10/97

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A"

9978-870

Land in Davidson County, Tennessee, being Lot No. 44 on the Plat of Section Two of the Addition to Brelan Park at Saddlewood, of record in Book 7900, page 963, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

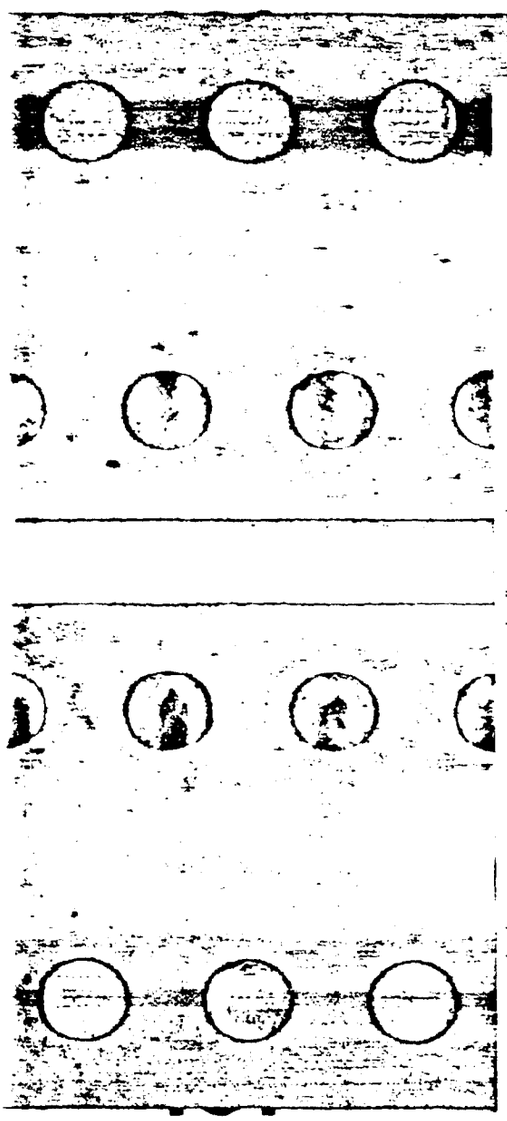
Being part of the same property conveyed to C. Wayne Meadows and Edward R. Phillips, as tenants-in-common, by deed from Buford E. Anthony and wife, Thelma Patricia Anthony, of record in Book 9324, page 398, Register's Office for Davidson County, Tennessee.

0160037
IDENTIF. ↑ REFERENCE

95 MAR 14 AM 10:12

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Record and return to:



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

RECEIVED OF _____

FOR _____

BK/PG 9978PG871

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
264080.00
CON TX 977.10
PRFEE 1.00
WDEED 12.00
TOTAL 990.10
CHECK 990.10

~~27/14/96 01 10:14 0001 8351~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160037
IDENTIF. ↑ REFERENCE

96 MAR 14 AM 10:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016423