BK/ 9998 PG 834

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF March

Notary Public

MY COMMISSION EXPIRES February 27, 1999
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lula D. Butler (NAME)	Guaranty Trust Company (NAME)	MAP 50-03
1813 Apple Valley Circle (ADDRESS)	726 South Church Street (ADDRESS)	GROUP B (PART OF)
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Murfreesboro, Tennessee 37130 (CITY) (STATE) (ZIP)	PARCEL 180

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., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lula D. Butler, unmarried

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:

Being Lot No. 93, on the amended plan of Mulberry Downs, Phase 1B, of record in Book 7900, page 818, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For source of title reference is made to Book 7855, Page 630, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

0166253
IDENTIF. REFERENCE

96 APR -2 AM 8:41
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

... 416.34

unimproved ( )
This is improved (X) property, known as 1813 Apple Valley Circle, Nashville, Tennessee 37207
(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 28th day of March, 19 96

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

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

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~~ her with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~him~~ 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~~ ______ ~~XXXXXXXX~~

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 28th day of March 19 96.

My commission expires February 27, 1997

______
Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

FROM

Phillips Builders, Inc.

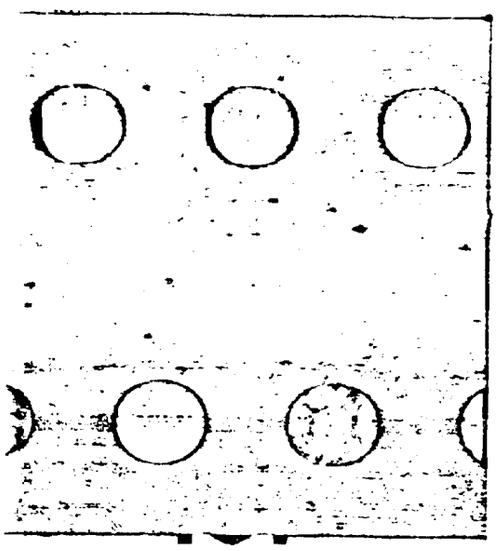
TO

Lula D. Butler

RETURN TO:

Leon Sharber, Attorney
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 836

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MT 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

AMT	1100000.00
CO TX	437.34
PRFEE	1.00
MTEED	8.00
TOTAL	446.34
CHECK	446.34

[illegible] 11 08:42 0001 5009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166253
IDENTIF. # REFERENCE

96 APR -2 AM 8:41

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1023010