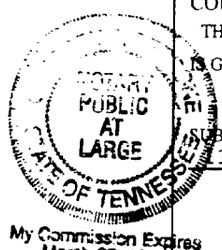
P.B. 10018 Pg 240



My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,765.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

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
Thomas Zabroske	The Prudential Home Mortgage Co.	171-12-A-24.00CO
(NAME)	(NAME)	
5580 Saddlewood Lane	100 South Fifth Street	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Minneapolis, MN 55402-1275	
(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 Thomas Zabroske and wife, Jody H. Zabroske

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. 24 on the Plan of Section One Addition to Brelan Park at Saddlewood, of record in Book 7900, page 788, 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, and corrected in Book 9807, page 3, Register's Office for Davidson County, TN.

This conveyance is subject to the following: 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.

IDENTIFICATION REFERENCE 0172218

96 APR 17 AM 9:55

unimproved ( )
This is improved (X) property, known as 5580 Saddlewood Lane, 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 11th day of April 19 96

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

STATE OF TENNESSEE
COUNTY OF

BK. 10018 PG 241

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 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 Brentwood, Tennessee on this the 11th day of April 19 96 .

My commission expires Sept. 18, 1999

Susan B. Nichols
Notary Public

SUSAN B. NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Thomas Zabroske and wife, Jody H. Zabroske

RETURN TO:

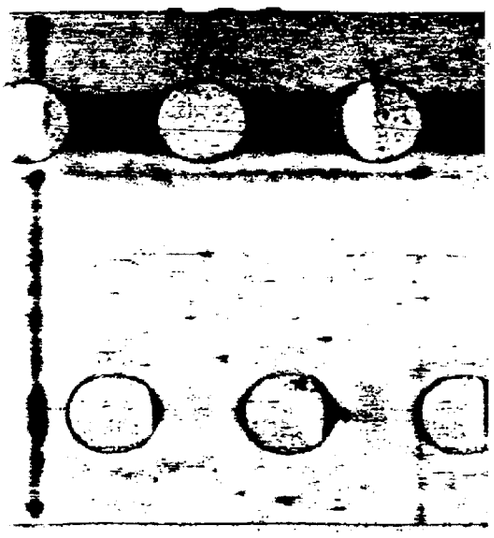
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

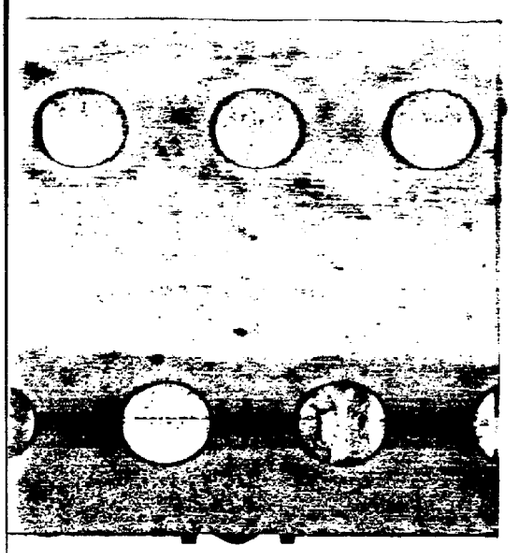
OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10018 PG 242

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
				AMT 233763.00
				CON TX 983.43
				PRFEE 1.00
				MTGFEE 8.00
				TOTAL 992.43
				RECD 992.43
				09:37 0001 1418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172218 IDENTIF. # REFERENCE

96 APR 17 AM 9:55

FELIX Z. WILSON
DAVIDSON CO. TN

No. 1029370