THIS INSTRUMENT WAS PREPARED BY
Stokes & Bartholomew
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10022 PG 704

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,055.00

Clovis Metcalf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 5-1-98
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clovis T. Metcalf (NAME)	First Federal Bank, FSB, d/b/a (NAME)	150-12-A-83
3765 Seasons Drive (ADDRESS)	4205 Hillsboro Road, Suite 101 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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 Clovis T. Metcalf and wife, Jama L. Metcalf

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. 744 on the Plan of Somerset, Phase IV, a Planned Unit Development, of record in Plat Book 7900, page 978 and 979, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Philhall Corporatoin and Randall Phillips Builders, Inc., by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, page 405, and part of the same property to Randall Phillips Builders, Inc., by Quitclaim Deed from Philhall Corp. of record in Book 5508, page 923, and re-recorded in Book 7411, page 171, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc., into Phihall Corp. with Amendment changing it's corporate name to Phillips Builders, Inc., of record in Book 7298, page 203, Register's Office for Davidson County, Tennessee, dated June 30, 1987.

0173668 IDENTIF. & REFERENCE

96 APR 22 AM 11:01 DAVIDSON COUNTY, TN.

345.71

This is improved (X) unimproved property, known as 3765 Seasons Drive, Antioch, Tennessee 37013
(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 12th day of April 19 96

Phillips Builders, Inc.
By: Ruth Malatab, V.P.

STATE OF TENNESSEE
COUNTY OF

BK/PG 10022 PG 705

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

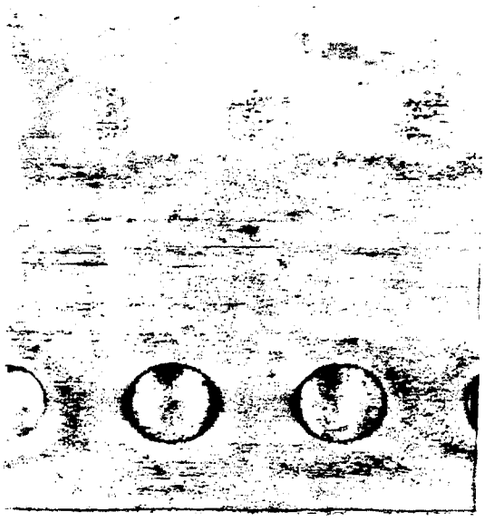
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared RUTH MRATAK and _____ with whom I am personally acquainted and who upon ~~his~~ oath(s) acknowledged ~~himself~~ 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 MRATAK as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee 37203 on this the 12th day of April 19 96.

My commission expires T-T-99

_____
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

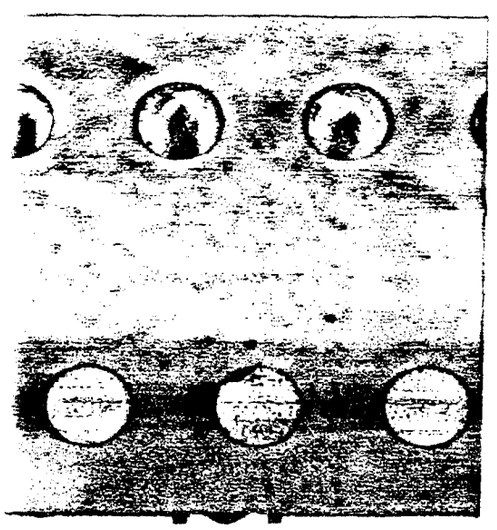
RECEIVED OF _____

FOR _____

BOOK 10022 PG 706

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



DAMT 145355.00
DON TX 536.71
PRFEE 1.00
WDEED 8.00
TOTAL 545.71
CHECK 545.71

04/22/96 01 11:03 0001 2962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173668
IDENTIF. ↑ REFERENCE

96 APR 22 AM 11:01

DAVIDSON COUNTY, TN.

No. 1030894