WARRANTY DEED

BOOK 10024 PG 574

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,200.00

Jacquelyn E. Abraham
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-26-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacquelyn E. Abraham (NAME)	Mortgage Resources, Inc. (NAME)	50-3-B-179C0
1815 Apple Valley Circle (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	12DZ88157
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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 Jacquelyn E. Abraham, 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:

LAND in Davidson County, Tennessee, being Lot No. 92 on the Plan of Amended, Mulberry Downs, Phase 1B, of record in Book 7900, Page 818, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from George T. Hicks and wife, Sallie R. Hicks, of record in Book 7770, Page 859 and in Book 7855, Page 630, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

IDENTIFICATION REFERENCE 017,283

96 APR 23 PM 3:20
REGISTER
DAVIDSON COUNTY, TN.

TAX 442.64

unimproved ( )
This is improved (X) property, known as 1815 Apple Valley Circle, Nashville, TN 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 19th day of April 19 96

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

BK 10024 PG 575

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

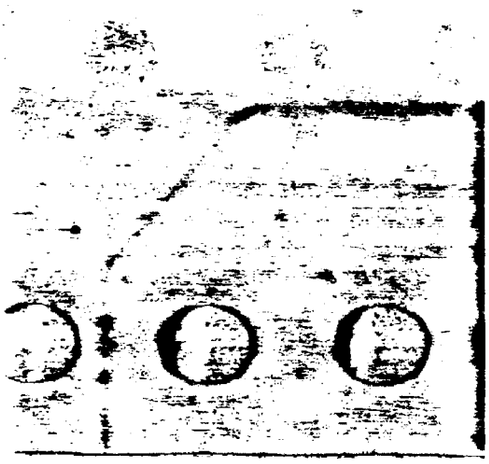
Before me, _____the undersigned_____, a Notary Public within and for the State and County aforesaid, personally appeared _____Ruth Malatak_____ and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the _____Vice-President_____ and _____ 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 Malatak_____ as such _____Vice-President_____, and attesting the same by the said _____ as such _____.

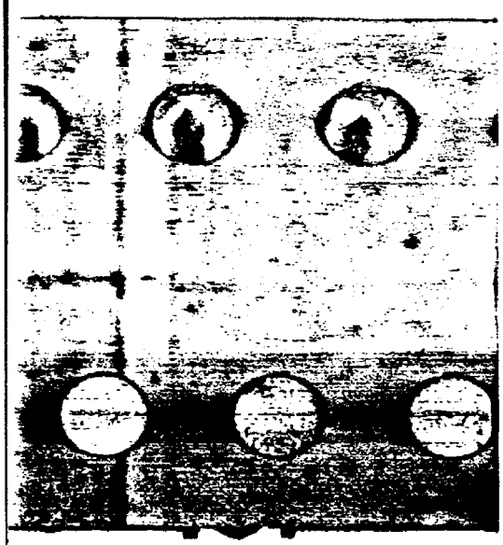
Witness my hand and official seal at office at _____Nashville, TN_____ on this the _____19th_____ day of _____April_____ 19_96_____.

My commission expires _____11-20-96_____

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 10024 PG 576

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

CONV	117200.00
CON TX	433.64
PRFEE	1.00
MDEED	8.00
TOTAL	442.64
CHECK	442.64

4/23/96 01 15:24 0001 3616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174283
IDENTIF. # REFERENCE

96 APR 23 PM 3:20
REGISTER
DAVIDSON COUNTY, TN.

No. 1031544