This Instrument prepared by
and after recording return to:
GREENE & GREENE
323 Union Street
Nashville, Tennessee 37201

BOOK 10034 PG 455

Send Tax Bills to New Owner at:

EDWARD B. LEABERRY, ET UX
100 Claytie South
Nashville, TN 37221

Map 141-15D
Parcel 79

GENERAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THAT PHILLIPS BUILDERS, INC. (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by EDWARD B. LEABERRY, and wife, TERESA CHAPMAN LEABERRY (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with (i) all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Being a 3,706 square foot or 0.085 more or less acre tract of land lying in the 35th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a nail in a tree root at the most southwesterly corner of Lot 79 on the plan of "Sheffield on the Harpeth, Phase II", as of record in Plat Book 6900, page 410, Register's Office for Davidson County, Tennessee, said point being the most northwesterly corner of the P.U.D. Boundary of "Hanover Park of Sheffield", of record in Plat Book 7900, page 999, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Lot 79, South 85 Degrees 23 Minutes 22 Seconds East a distance of 105.89 feet to a point; thence with a new line, South 61 Degrees 02 Minutes 11 Seconds West a distance of 126.58 feet to a point in the westerly line of said plan of "Hanover Park of Sheffield"; thence with said westerly line, North 04 Degrees 15 minutes 25 Seconds East a distance of 70.00 feet to the point of beginning, containing 3,706 square feet or 0.085 acres, more or less.

Being a portion of the property conveyed to Phillips Builders, Inc. as evidenced by deed of record in Deed Book 9825, page 84, Register's Office for Davidson County, Tennessee.

This is unimproved property.

This conveyance is made and accepted subject to the easements, covenants and restrictions, if any, forming the chain of title and incorporated herein by reference for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property subject to the Permitted Exceptions; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and, subject to the Permitted Exceptions, the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 23rd day of April, 1996.

GRANTOR:

PHILLIPS BUILDERS, INC.

By: _____
Bob Allen, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bob Allen, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Senior Vice President of Phillips Builders, Inc., a corporation, and is authorized to execute this instrument on behalf of Phillips Builders, Inc.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of April, 1996.

Barbara Watson
Notary Public

My Commission Expires:
9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PICK-UP

The actual consideration or value for this transfer of property is Ten Thousand and 00/100 Dollars ($10,000.00).

Edward B. Lindsey 4/23/96
AFFIANT

Sworn to and subscribed before me
this 23rd day of April, 1996.

Barbara Watson
Notary Public

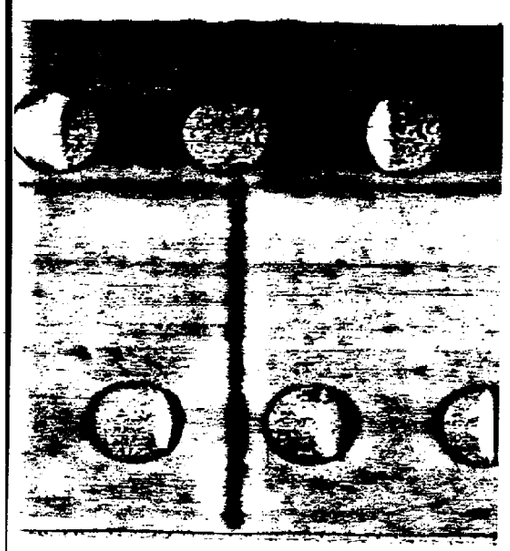
My Commission Expires:
9/27/97

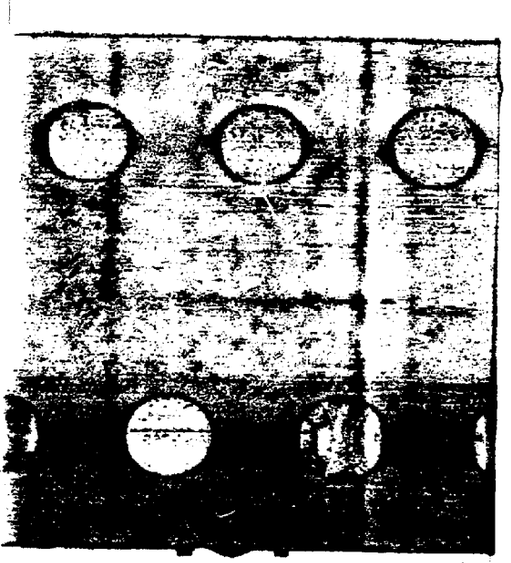
JAG/e4

96 MAY -1 PM 2:05
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
RECORDING REGISTER

0177140
IDENTIF. ↑ REFERENCE

080 05/01 0101 03CHECK 46.00





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

RECEIVED OF _____

FOR _____

BOOK 10034 PG 457

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 10000.00
				CON TX 37.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 46.00
				CHECK 46.00
05/01/96	01			14:04 0001 6580

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0177140 IDENTIF. ↑ REFERENCE

96 MAY -1 PM 2:0

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034617