BOX 19B
96-5-34A

BOOK 10055 PG 182

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 123,700.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF May 19 96
Notary Public
MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDRA K. WHITE	FIRST REPUBLIC MORTGAGE CORP.	MAP 064-15-0-A
(NAME)	(NAME)	
4104 Meadowgreen Drive	3310 West End Avenue, Suite 480	PARCEL 065co
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37203	FB 04D-94486
(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 SANDRA K. WHITE, 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. 61 on the Plan of Plantation Walk, Section Two, a Planned Unit Development, as of record in Book 7900, Page 858, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation, by Deed from R. L. Eatherly, Trustee, with full power to mortgage, sell, transfer, and convey withouth the joinder of beneficiary, of record in Book 9158, Page 481, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Plantation Walk of record in Book 9231, Page 719, and Supplementary Declaration in Book 9547, Page 904, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 4104 Meadowgreen Drive, Old Hickory, TN 37138
(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 16th day of May 19 96

PHILLIPS BUILDERS, INC.
By: Ruth Malatak, VP
Ruth Malatak, Vice President

BOOK 10055 PG 193

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 oath(s) acknowledged himself to be the Vice President and _____ respectively of the PHILLIPS BUILDERS, INC. the within named bargainor, and corporation, and that he 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, TN on this the 16th day of May 1996.

My commission expires July 24, 1999

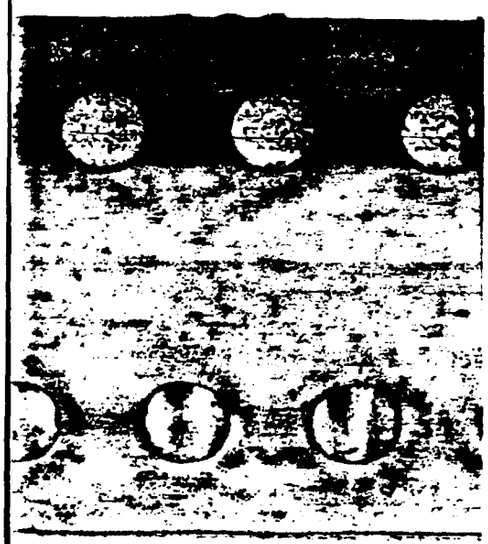
_____
Notary Public

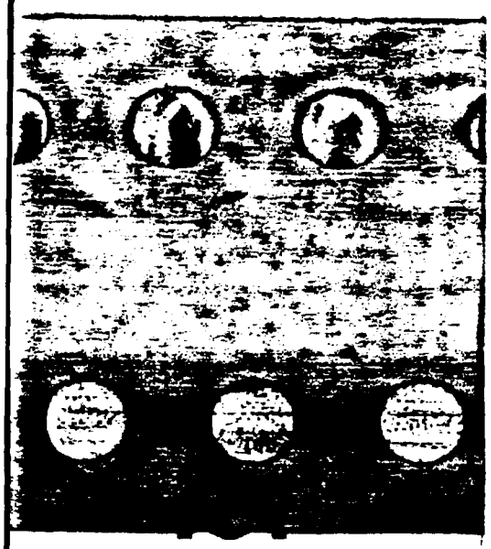
PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

0183422
IDENTIFICATION REFERENCE

95 NOV 20 PM 1:28

3 MAR 97 10:50 0.01 03CHECK 466-69





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

RECEIVED OF _____

FOR _____

BOOK 10055 PG 184

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	
				123700.00
			CON TX	47.69
			ERR:	CO
			CON TX	47.69-
			CON TX	457.69
			PRFEE	1.00
			WDEED	8.00
			TOTAL	466.69
			CHECK	466 69

[illegible] 13:3[illegible] 3445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183422
IDENTIF. # REFERENCE

96 MAY 20 PM 1:2[illegible]
[illegible]
DAVIDSON COUNTY, TN

No. 1041390