This instrument prepared by: Hugh W. Entrekin, Tune, Entrekin & White, P.C., 21st Floor, First American Center, Nashville, TN 37238

57

WARRANTY DEED

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Phillips Builders, Inc. 2910 Kraft Drive Nashville, TN 37204	SAME	Map 98 Parcel 151

BK. 10100 PG. 857

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $193,215.00.

Ira a Woods
AFFIANT

Sworn to and subscribed before me this 21 day of June, 1996.

Thelma G. Moore
NOTARY PUBLIC

My commission expires: Jan 29, 2000

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRA WOODS, GLADYS O. YOUNG, JOHN CLINTON ADAMS, JUDY CAROLYN BRADEN, GLORIA YVONNE ADAMS EWING, and GWENDOLYN ALBERTA ADAMS**, collectively "Grantor" have bargained and sold, and by these presents does transfer and convey unto **PHILLIPS BUILDERS, INC.**, a Tennessee corporation, hereinafter called Grantee, Grantee's successors and assigns, certain real property lying and being situated in Davidson County, Tennessee, being more particularly described as follows:

See Exhibit A attached hereto.

Being the same property conveyed to Norville Woods by Partition Deed of record in Book 5054, page 72, Register's Office for Davidson County, Tennessee. The said Norville Woods having since died leaving a will probated in Davidson County, Tennessee at Will Book 126, page 447, Probate records for Davidson County, Tennessee pursuant to which will the aforesaid property was devised to his daughters Rosetta Adams and Gladys Young. The said Rosetta Adams, also known as Natalie Rosetta Adams having since died and leaving as her sole surviving heirs, her four children John C. Adams, Judy Carolyn Braden, Gloria Yvonne Adams Ewing and Gwendolyn Alberta Adams. Ira Woods having been conveyed a one-third interest in the subject property by his sisters Gladys O. Young and Natalie Rosetta Adams by virtue of unrecorded assignment.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for:

1. Current years taxes which are being prorated and assumed by Grantee.

2. Easements of record in Book 5054, page 72, and Book 5054, page 85, said Register's Office.

AND GRANTOR further covenants and binds themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Deed may be executed in multiple counterparts, each of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of June, 1996.

GLADYS O. YOUNG

JUDY CAROLYN BRADEN

IRA WOODS

GLORIA YVONNE ADAMS EWING

JOHN CLINTON ADAMS

GWENDOLYN ALBERTA ADAMS

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared GLADYS O. YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, this 21 day of June, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 29, 2000.

10100 859

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared JUDY CAROLYN BRADEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, this 21 day of June, 1996.

Thelma G. Mason
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 29 2000

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared IRA WOODS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, this 21 day of June, 1996.

Thelma G. Mason
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 29, 2000

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared GLORIA YVONNE ADAMS EWING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, this 21 day of June, 1996.

Thelma G. Mason
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 29, 2000

BK/PG: 10100:880

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared JOHN CLINTON ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, this 21 day of June, 1996.

Thelma G. Mason
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 29 2000

9535 06/27 0101 03CHECK 735.84

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared GWENDOLYN ALBERTA ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, this 21 day of June, 1996.

Thelma G. Mason
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 29, 2000

0197403

IDENTIFICATION REFERENCE

96 JUN 27 PM 12:48

REGISTER
DAVIDSON COUNTY, TN.

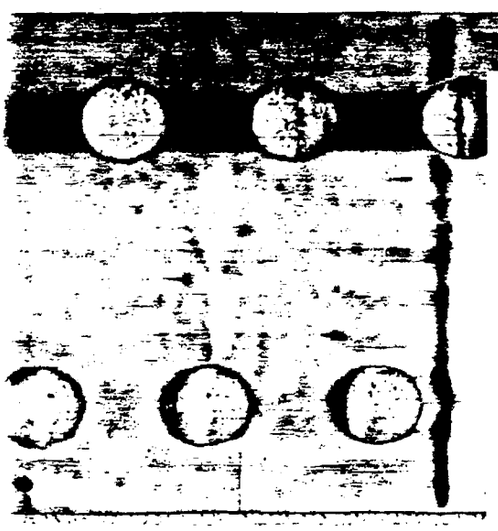
Prepared By: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

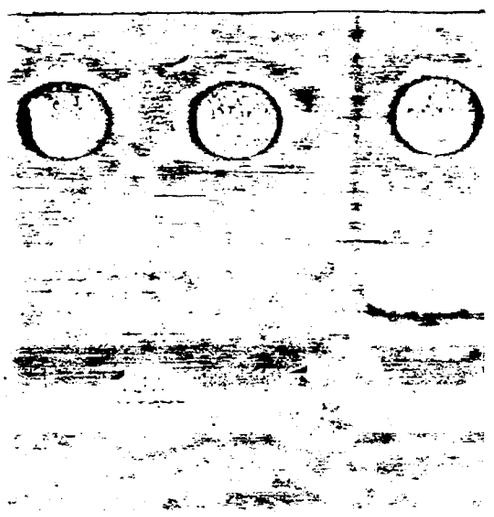
Exhibit A

10100-861

Property Description
Hampton Hall
Tract Five
Norvle Woods Property

Being a 17.565 more or less acre Tract of land lying in the 13th Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Norvle Woods as evidenced by instrument of record in Deed Book 5054 page 72, Register's Office Davidson County, Tennessee, and being more particularly described as follows:
Beginning at an iron pin (old), said point being the most southeasterly corner of the plan of "Hunter's Point Subdivision", of record in Book 5200 page 736, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said plan of Hunter's Point,
North 06 Degrees 19 Minutes 56 Seconds East a distance of 1012.05 Feet to an iron pin (old);
Thence with the common line of the herein-described tract and the Ola Mai Rogers Property of record in Deed Book 4242 page 942, Register's Office Davidson County, Tennessee, the following calls:
North 07 Degrees 52 Minutes 42 Seconds East a distance of 329.81 Feet to an iron pipe (old);
Thence South 77 Degrees 44 Minutes 27 Seconds East a distance of 354.93 Feet to an iron pin (old);
Thence with the southerly line of the Charles Woods et al Property of record in Deed Book 5054 page 85, Register's Office Davidson County, Tennessee,
South 75 Degrees 50 Minutes 01 Seconds East a distance of 444.75 Feet to an iron pin (new);
Thence with the westerly line of the F.E.Smith Property of record in Deed Book 1104 page 527, Register's Office Davidson County, Tennessee,
South 05 Degrees 06 Minutes 07 Seconds West a distance of 730.30 Feet to an iron pin (old);
Thence with the common line of the herein-described tract and the Clestine Woods et al Property of record in Deed Book 5054 page 80, Register's Office Davidson County, Tennessee, the following calls:
North 76 Degrees 18 Minutes 32 Seconds West a distance of 540.88 Feet to an iron pin (old);
Thence South 05 Degrees 38 Minutes 49 Seconds West a distance of 384.20 Feet to an iron pin (old);
Thence South 05 Degrees 21 Minutes 08 Seconds East a distance of 116.54 Feet to an iron pin (old);
Thence South 43 Degrees 07 Minutes 07 Seconds East a distance of 118.48 Feet to an iron pin (old);
Thence with the northerly line of the Thomas E. Hager et ux Property of record in Deed Book 4425, page 727, Register's Office Davidson County, Tennessee,
North 83 Degrees 31 Minutes 18 Seconds West a distance of 266.17 Feet to an iron pin (old);
Thence with the northerly line of the Floyd E. Putty Jr. et ux Property of record in Deed Book 4741 page 525, Register's Office Davidson County, Tennessee,
North 87 Degrees 30 Minutes 31 Seconds West a distance of 134.14 Feet to the point of beginning, containing 765,128 square feet or 17.565 acres, more or less.





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

RECEIVED OF _____

FOR _____

BOOK 10100 PG 862

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
193215.00
CON TX 714.84
PRFEE 1.00
WDEED 20.00
TOTAL 735.84
CHECK 735.84

06/27/96 01 12:53 0001 8535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197403
IDENTIF. & REFERENCE

96 JUN 27 PM 12:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056289