This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

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BOOK 10954 PG 314

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Randall Phillips 621 Carol Ann Drive Goodlettsville, TN 37072	Phillips Builders, Inc. 2910 Kraft Drive Nashville, TN 37204	Map 132-11 Parcel 34

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,

Richard L. Albers and wife Patricia F. Albers, ("Grantor") do hereby bargain, sell, transfer and convey unto Randall Phillips ("Grantee") his heirs, representatives and assigns, all their right, title and interest in and to property located in Davidson County, Tennessee, described as follows:

Being the easterly part of Lot 73 on the Plan of Southmeade Subdivision of record in Book 1835, pages 118 and 119 as modified by relocation of Kenilwood Drive for Interstate 65 as appears on Metropolitan Property Tax Map 1 32-11, Parcel 34. Said part of said Lot fronts 149 feet on the easterly side of a frontage road (being the relocation of Kenilwood Drive), and extends back 302 feet on the northerly line and 214 feet on the southerly line, to the L & N Railroad right-of-way, and measures 171 feet thereon.

Being the same property conveyed to Richard L. Albers and wife, Patricia F. Albers by Installment Deed from W. C. Sensing, Trustee for the Enco Materials, Inc. Pension Trust of record in Book 5874, page 600, Register's Office for Davidson County, Tennessee.

This conveyance is made subject (1) current years taxes which are being prorated and assumed by Grantee, (2) Restrictive Covenants of record in Book 1788, page 105, Book 2044, page 31 and amended in Book 2046, page 541 and Book 7254, page 193, and (3) matters shown on plan of record in Book 1835, pages 118 and 119, said Register's Office.

This is improved property known as 4344 Kenilwood Drive, Nashville, Tennessee

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Randall Phillips, his heirs, representatives and assigns, forever.

AND Richard L. Albers and wife Patricia F. Albers do covenant with the said Randall Phillips that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for matters to which this conveyance is made subject.

AND Richard L. Albers and wife Patricia F. Albers, do further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to said land to the said Randall Phillips, his heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 1st day of June, 1998.

Richard L. Albers

Patricia F. Albers

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $250,000.00

AFFIANT

NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/2001.

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Albers and wife Patricia F. Albers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 1st day of June, 1998.

NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 9/29/2001.

My Commission Expires SEPT. 29, 2001

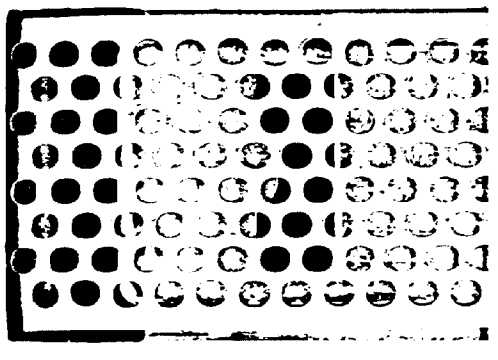
U4441UU

IDENTIFICATION REFERENCE

98 JUN -1 PM 2:14

DAVIDSON COUNTY, TN.

3880 06/01 0101 03CHECK 934.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10954 PG 316

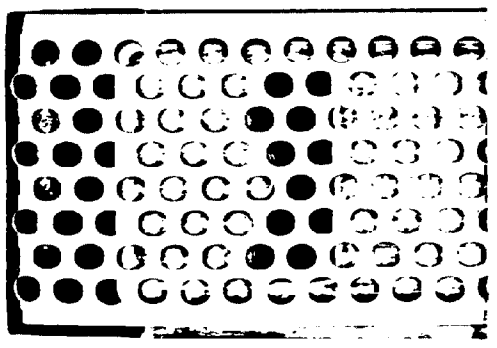
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 250000.00
CON TX 925.00
PRFEE 1.00
WDEED 8.00
TOTAL 934.00
CHECK 934.00

06/01/98 01 14:16 0001 3880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044100
IDENTIF. # REFERENCE

98 JUN -1 PM 2:14

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1299819