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FORM NO. WD-1

IDENTIF. REFERENCE

JUL 16 3 35 PM '76

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Scott Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF July 1976

Notary Public

MY COMMISSION EXPIRES: 4-2-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott J. Lee etux (NAME)	Schumacher Mortgage Co. Inc. (NAME)	136-6-70
284 Clearlake Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Ave. Clark Tower (STREET ADDRESS)	
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, Tenn. 38137 (CITY) (STATE) (ZIP)	

FOR AND IN 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, PHILHALL CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT J. LEE and wife, DIANE JONES LEE

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 303 on the Plan of Priest Lake Park, Section 5, of record in Book 4460, pages 173, 174 and 175, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Islandia Drive, said point being the common corner of Lots 303 and 304; thence with the line between said tow lots 163.50 feet to a point; thence South 53 degrees, 43' East, 175.08 feet to the northwesterly margin of Clearlake Drive; thence with the northwesterly margin of said Clearlake Drive, 110.46 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, a distance of 39.27 feet to the westerly margin of Islandia Drive; thence with the westerly margin of Islandia Drive; 71.0 feet to the point of beginning.

BEING the same property conveyed to Philhall Corporation by Deed from Green Hills Towey, INc., in Book 4695, page 980 and from Waterfalls Developers, Inc., of record in Book 4598, page 928, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants dated April 13, 1976 and filed for record in Register's Office fo said County on April 17, 1976 and recorded in Book 4698, page 969, 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 Grantees herein.

This is unimproved ( ) improved (X) property, known as 284 Clearlake Drive, Nashville, Tenn. 37217
(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 July, 19 76

PHILHALL CORPORATION

BY: Charles S. Wells Jr.

Charles S. Wells, Jr., Vice President

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STATE OF TENNESSEE
Davidson County

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, 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
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles S. Wells, Jr., and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Vice President and _____ respectively of the Philhall Corporation the within named bargainor, a corporation, and that (he / they) as such VIce President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles S. Wells, Jr. as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of July, 19 76

My commission expires 11-07-79

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

PHILHALL CORPORATION

TO

SCOTT J. LEE, ETUX

File in Box 4

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 16 76	CONV	55,000.00			
JUL 16 76	S'TAX		B*	143.00	
JUL 16 76	PR'FEE		B*	.50	
JUL 16 76	W'DEED		B*	4.00	* 147.50