BOOK 5402 PAGE 183

6926 03/07 157.90- CHECK

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

John W. Buida 2/28/79
Affiant

59,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 1979.

Notary Public

MY COMMISSION EXPIRES: 10-1

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Buida (NAME)	Western Pacific Financial Corporation (NAME)	150-3
3269 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Ave. (STREET ADDRESS)	73
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	San Fernardino, CA 92402 (CITY) (STATE) (ZIP)	2D 38312

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, Randall Phillips, Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Buida and wife Rebecca L. Buida

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:

BEING Lot No. 75 on the Plan of The Country, Section 3, of record in Plat Book 5200, Page 44, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by deed of record in Book 4684, Page 351, and Book 5077, Page 462, Register's Office for Davidson County, Tennessee.

RESTRICTIVE covenants of record in Book 5281, Page 813, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 3269 Anderson Road (House Number) (Street) Antioch, TN 37013 (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 28TH day of FEBRUARY, 19 79

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins, Jr., Vice-President: Lunsford M. Hollins Jr.

STATE OF TENNESSEE }

BOOK 5402 PAGE 184

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 }
County of Davidson }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, 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 Randall Phillips Builders, Inc., 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 ~~Lunsford M. Hollins, Jr.~~ as such Vice-President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 28th day of FEBRUARY, 19 79

My commission expires 10-17-82 Marilyn H. Bernard Notary Public

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO John W. Fuida

F. 1. 7. 1. 1. 4.

IDENTIF. REFERENCE

MAR 7 8 58 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

BOOK 5402 PAGE 185

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

59000.00- CAMT.
153.40 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 157.90-
6926A03/07/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. Z. I. I. 4

T
IDENTIF. REFERENCE

MAR 7 8 58 AM '79
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. [illegible]