4725 02/27 157.04- CHECK

BOOK 5570 PAGE 657

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

Jimmy W. Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 80

Notary Public

MY COMMISSION EXPIRES 10-28-84

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. 1161 MURFREESBORO RD, SUITE 248 NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jimmy Wayne Graham (NAME)	Engel Mortgage Company, Inc. (NAME)	98-1
5140 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	56
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala. 35201 (CITY) (STATE) (ZIP)	4D 51011

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 Jimmy Wayne Graham and wife, Margaret K. Graham

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. 12 on the Plan of Roxborough Subdivision as of record in Book 5200, page 63, said Register's Office.

Said Lot No. 12 fronts 85.01 feet on the northwesterly margin of Roxborough Drive and extends back 218.49 feet on the northeasterly line and 213.75 feet on the southwesterly line to a dead line in the rear measuring 88.58 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Kyle R. Weems, Trustee of Hamilton Mortgage Company as of record in Book 5239, page 641, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 5140 Roxborough Drive, Hermitage, Tenn. 37076
(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 25th day of February, 19 80

RANDALL PHILLIPS BUILDERS, INC.

By: Lunsford M. Hollins, Jr.
Vice President

STATE OF TENNESSEE }

BOOK 5570 PAGE 658

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, Tennessee on this the 25th day of February, 19 80

My commission expires 10-18-81

Donna M. Sharpe
Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Jimmy Wayne Graham
Margaret K. Graham

F 78088

IDENTIF. REFERENCE

FEB 27 8 44 AM '80

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
1161 MURFREESBORO ROAD, SUITE 248
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

57900.00- CO
150.54 CO TX
.50 PRFEE
6.00 WDEED
CHECK 157.04-
4725A02/27/60 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 78088

IDENTIFICATION REFERENCE

FEB 27 8 45 AM '60

REGISTER
DAVIDSON COUNTY, TENN.

No. 743964