THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

file box 8
jcb

ADDRESS NEW OWNER:
Carl W. Linhardt
3440 Timber Trail
Antioch, TN 37013

SEND TAX BILLS TO:
First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, Tennessee 38148

MAP-PARCEL NUMBERS:
150-3-225

BOOK 6783 PAGE 60

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randall Phillips Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Carl W. Linhardt and wife, Rita M. Linhardt hereinafter called the Grantee, Grantee's 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 No. 401 on the plan of "The Country", Addition to Section Two, of record in Book 6250, page 623, Register's Office for said County.

SAID Lot No. 401 fronts 104.94 feet on the northwesterly margin of Timber Trail and extends back 105.85 feet on the easterly line and 120.86 feet on the southwesterly line to a dead line in the rear, measuring 156.81 feet thereon.

BEING the same property conveyed to Randall Phillips Builders, Inc. by Quitclaim Deed from Philhall Corp., being recorded simultaneously herewith.

The property herein conveyed is subject to restrictive covenants of record in Book 6644, page 339, said Register's Office, and to the matters set forth in the above referencedplan of record.

7.6 | 4.3
IDENTIFICATION REFERENCE
FEB 14 11 37 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 3440 Timber Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of February, 1986.

Randall Phillips Builders, Inc.
By: _____
Charles S. Wells
Vice-President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6783 PAGE 61

Before me, the undersigned, of the State and County aforesaid, personally appeared Charles S. Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President. Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of February, 19 86.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 93,900.00.

Carl W. Linhardt
Affiant

Subscribed and sworn to before me, this the 13th day of February, 1986.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
Randall Phillips Builders, Inc.

to:
Carl W. Linhardt and wife, Rita M. Linhardt

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24606

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

RECEIVED OF _____

FOR _____

BOOK 6783 PAGE 62

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

[illegible] CO- CONVEY
244.[illegible] CRTAX
.50 PRFEE
6.[illegible] MISC
CHECK 253.64-
463402/14/86 CAL .25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.1 4:35

IDENTIFICATION REFERENCE

FEB 14 11 17 AM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 219364