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File Box 43

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,900.00

Julianne C. Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 86

Notary Public

MY COMMISSION EXPIRES 3/11/90

THIS INSTRUMENT WAS PREPARED BY

LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dwight H. Freeman et ux (NAME)	Regency Mortgage, Inc. (NAME)	150-7
3412 Country Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	260 Regency Court (STREET ADDRESS)	319
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Waukesha, Wisconsin (CITY) (STATE) (ZIP)	2D74280

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 Dwight H. Freeman and wife, Julianne C. Freeman

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 No. 244 on the Plan of The Country, Section 6-B, of record in Book 5200, pages 741 and 742, Register's Office for Davidson County, Tennessee.

SAID Lot No. 244 fronts 123.72 feet on the northerly margin of Country Ridge Drive and extends back 130.0 feet on the westerly line and 124.64 feet on the easterly line to a dead line in the rear measuring 48.99 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corp. by deed from John R. Creager, Jr., James Russell Creager, Richard H. Creager, and William H. Creager of record in Book 4805, page 551, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc., by Deed from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, page 351, Register's Office for Davidson County, Tennessee. The said Philhall Corp. having since conveyed its interest in the subject property to Randall Phillips Builders, Inc., by deed of record in Book 6246, page 538, Register's Office for Davidson County, Tennessee. County, Tennessee.

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

This is ( ) unimproved, ( ) improved property, known as 3412 Country Ridge Drive, Antioch, Tennessee 37013
(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 seised 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, Randall Phillips Builders, Inc. this 17th day of April, 19 86

By: Timothy J. Ferguson, Vice-President

Attest:

429

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STATE OF TENNESSEE }

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 Timothy J. Ferguson and _____ or proved to me upon the basis of satisfactory evidence and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice-President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) (she) 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 Timothy J. Ferguson 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 17th day of April, 19 86

My commission expires 3/11/90

Notary Public

WARRANTY DEED

928223

FROM

Randall Phillips Builders, Inc.

IDENTIFICATION REFERENCE

TO

Dwight H. Freeman

APR 18 1 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Julianne C. Freeman

Return to:

LAWYER'S ESCROW SERVICE

ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

80900.00- CAMT.
231.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 237.64-
4629A04/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 2 8 2 3.

IDENTIFICATION REFERENCE

APR 18 1 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 238680