File box 43

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6846 PAGE 899

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,861.13

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES 3-11-90
(AFFIX SEAL)

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
Philhall Corp. (NAME)	Banc Plus Savings Association (NAME)	2D-74146
2910 Kraft Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 47524 (STREET ADDRESS)	Map: 150-3
Nashville, TN 37204 (CITY) (STATE) (P.O. ZIP)	San Antonio, TX 78265-6016 (CITY) (STATE) (ZIP)	Par: #160

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~~ I, Sarah J. Garrard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILHALL, CORP

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. 45A on the Plan of Chelsea of Priest Lake, Section One-B, Zone Lot Division of Lots 43 through 47, of record in Book 6250, Page 264, Register's Office for Davidson County, Tennessee.

SAID Lot No. 45A fronts 15 feet on the southerly margin of Windsor Court and extends back 133.16 feet on the easterly line and 121.18 feet on the westerly line to a dead line in the rear measuring 70 feet thereon.

BEING the same property conveyed to the Grantor herein by deed from Charles S. Wells, Jr. and wife, John Elizabeth C. Wells, of record in Book 6476, Page 960, Register's Office for Davidson County, Tennessee.

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

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6470, Page 280, said Register's Office, and as re-recorded in Book 6474, Page 121, said Register's Office, payable according to the terms and conditions therein.

unimproved ( )
This is improved (XX) property, known as 3510 New Windsor Court, Antioch, TN 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, esate, 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 ti, 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 1st day of May, 1986

x Sarah J. Garrard
Sarah J. Garrard

STATE OF TENNESSEE
Davidson County

BOOK 6846 PAGE 900

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah J. Garrard, unmarried

or proved to me upon the basis of satisfactory evidence

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of May 19 86.

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

97355

WARRANTY DEED

FROM

Sarah J. Garrard

TO

Philhall Corp.

IDENTIFICATION REFERENCE

MAY 2 3 05 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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
			56861.13- CAMT.	
			147.94 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	154.44-
			9909A05/02/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97355

IDENTIFT REFERENCE

MAY 2 3 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243918