BOOK 7094 PAGE 768

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Stephen R. Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 86.

Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASHVILLE, TN. 37201

NAME			ADDRESS			
ADDRESS NEW OWNER (S) AS FOLLOWS			SEND TAX BILLS TO			MAP - PARCEL NUMBERS
Stephen R. Freeman et ux			City Federal Savings Bank			150-4-74
(NAME)			(NAME)			
3568 Shakertown Road			125 Belmont Drive			02D24967
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Antioch, TN 37013			Somerset, New Jersey 08873			
(CITY)	(STATE)	(P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

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 Stephen R. Freeman and his wife, Sallie H. Freeman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidon COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of The Country, Section 7-B, of record in Book 6250, Page 505, Register's Office for Davidson County, Tennessee.

SAID Lot No. 309 fronts 74.30 feet on the easterly margin of Shakertown Road and extends back 141.19 feet on the northerly line and 148.76 feet on the southerly line to a dead line in the rear measuring 92.92 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. by deed from John R. Creager, Jr., and James Russell Creager, Richard H. Creager, and William H. Creager of record in Book 4805, page 551 Register's Office for said County; 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, said Register's Office. The said Philhall Corp. having since conveyed its interest in the subject property to Randall Phillips Builders, Inc., of record in Book 6448, Page 797, and corrected in Book 6488, page 928, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3568 Shakertown Road, 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 30th day of December, 1986

Randall Phillips Builders, Inc.
By: Timothy O. Ferguson, Vice-President
Attest:

BOOK 7094 PAGE 769

STATE OF TENNESSEE
Davidson County

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 or proved to me upon the basis of satisfactory evidence and his oath _____ himself with whom I am personally acquainted and who upon ~~their sacred oaths~~ acknowledged (themselves) to be the Vice-President /and _____/respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) 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 30th day of December, 19 86.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Stephen R. Freeman
Sallie H. Freeman

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

79871

IDENTIFICATION REFERENCE

JAN 5 11 23 AM '87

DAVIDSON COUNTY TN

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

RECEIVED OF _____

FOR _____

BOOK 7094 PAGE 770

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] .50- CASH
382.40 STAX
.50 PRFEE
6.00 MDOC
CHECK 389.90-
A897A01/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79871

IDENTIFI REFERENCE

JAN 5 11 23 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 30546