File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Mildred Hendricks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th. DAY OF January 19 87.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(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
Andrew Hendricks et ux	CityFed Mortgage Company	150-8 #252
(NAME) 3609 Southern Way	(NAME) 125 Belmont Drive	2D74687
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Somerset, NJ 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 Andrew Hendricks and his wife, Mildred Hendricks

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. 331 on the Plan of The Country Section 7-C, of record in Book 6250, Page 926, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of Southern Way, said point being the common corner of Lots 331 and 332; thence along common boundary of said lots in a westerly direction 190.07 feet to a point; thence in a southerly direction 113.68 feet to a point; thence in an easterly direction 185 feet to a point, saind point being the common corner of Lots 331 and 330; thence along common boundary of said lots and in a northerly direction 83.74 feet to a point in the westerly margin of Southern Way; thence with said margin and in a northwesterly direction 51.55 feet to the point of beginning.

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 N. Creager and William H. Creager of record in Book 4805, page 551 Register's Office for said County, and part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Lillie Cone Coleman and husband, John A. Coleman, Sr. and John Andrew Coleman, Jr., of record in book 4867, Page 654, said Register's Office; and by deed from Philhall Corp. to Randall Phillips Builders, Inc. of record in Book 7050, Page 810, 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 3609 Southern Way, (House Number) (Street) Antioch, TN 37013 (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 5th day of January, 1987

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

STATE OF TENNESSEE
Davidson County

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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/~~and~~ _____ with whom I am personally acquainted and who upon ~~(this oath)~~ acknowledged ~~(themselves)~~ (himself) to be the Vice President and/~~and~~ _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice President and/~~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/~~and~~ ~~attesting the same by the said~~ _____ as/~~such~~ _____.

Witness my hand and official seal at office at ~~Nashville~~ _____ on this the ~~5th~~ _____ day of January, 19~~87~~.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Andrew Hendricks
Mildred Hendricks

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

8369 8

IDENTIFICATION REFERENCE

JAN 14 1 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

9: 0 .. 3-. CANT,
27[illegible] CSTAX
.50 PREF
6.00 WDED
CHECK 236.8[illegible]
9:60.[illegible]7 4/87 BAL .7[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

836988

IDENTIFICATION REFERENCE

JAN 14 | 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34777