THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorne
First American Center
Nashville, Tennessee 37238
00275338 B4/35

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ernest Broadwater (NAME) | Home Savings of America (NAME) | MAP 150-3 |
| 3904 HILLSHIRE DRIVE (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 7075 (STREET ADDRESS) | PARCEL 278 |
| ANTIOCH, TN 37013 (CITY) (STATE) (ZIP) | Pasadena, Ca 91109 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ~~TEN AND NO/100~~ ----------$10.00---------- *Dollars,*

Cash in hand paid by Ernest Broadwater and wife, Deborah H. Broadwater and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 7322 PAGE 477

Philhall Corporation, now known as Phillips Builders, Inc., Ernest Broadwater and wife,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Deborah H. Broadwater

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 589 on the Plan of Kensington Priest Lake, Section 2, of record in Book 6250, page 592, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the property conveyed to Philhall Corporation, (now known as Phillips Builders, Inc., as recorded in Articles of Merger of record in Book 7298, page 203.) by Deed from Randall Phillips Builders, Inc, of record in Book 6772, page 608, Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3904 Hillshire Dr. Antioch, TN 37013

54825

IDENTIFICATION REFERENCE

AUG 11 1 10 PM '87

FEE & Z.W. LOCK JR. REG'S. DEP.
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 140,900.00

*Affiant*

*Subscribed and sworn to before me this the* 10th *day of* August, *19* 87

*My commission expires* 11/10/88 *(Affix Seal)*

*Notary Public*

*unimproved ( )*
*This is improved ( ) property, known as* 3904 Hillshire Drive, Antioch, Tn 37013 *(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 our hands this* 10th *day of* August, *19*87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phillips Builders, Inc.
Phillips Builders, Inc.
By: C. Wayne Meadows Asst VP

C. Wayne Meadows
ITS: ~~Assistant Vice-President~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* _____, *a Notary Public in and for said County and State* _____

*the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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*____.

_____ *Notary Public*

*Commission expires* _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* C. Wayne Meadows, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* himself *to be* Assistant *of the* _____, *the within named bargainor, a corporation, and that* he *as such* Assistant Vice-President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* Assistant Vice-President.

*Witness my hand and seal, at office in* Nashville, Tennessee, *this* ~~10th~~ *day of* August, *19*87

Betsy B. Edwards *Notary Public*

*Commission expires* 11/12/90

**WARRANTY DEED**

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7322 PAGE 479

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

14090.00- CASH
394.50 STAX
.50 RFEE
.50 PFEE
CHECK 401.02-
0390A08/11/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 8 2 5

IDENTIFICATION REFERENCE

AUG 11 1 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04350