BOOK 7353 PAGE 2

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF September 19 87

Notary Public

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

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Richard Sgambati et ux	Amsouth Mortgage Company, Inc.	150-4
(NAME)	(NAME)	
1104 Scenic Lake Court	P.O. Box 847	#136
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35201	2D76411
(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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Sgambati and his wife, Catherine Sgambati

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. 634 on the Plan of Kensington of Priest Lake, Phase 3, Revised, of record in Book 6900, Page 256, Register's Office for Davidson County, Tennessee.

SAID lot No. 634 fronts 48 feet on the easterly margin of Scenic Lake Court and extends back 154.14 feet on the northerly line and 154.15 feet on the southerly line to a broken line in the rear measuring 224.31 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351; by deed from Lillie Cone Coleman and husband, John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, Page 654; by Quitclaim Deed from Randall Phillips Builders, Inc. to Philhall Corp. of record in Book 6772, Page 608, and conveyed to Phillips Builders, Inc. by Articles of Merger of record in Book 7298, Page 203, all in the Register's Office for Davidson County, Tennessee.

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

RECORDED & MAILED
DAVIDSON COUNTY, TN
Sep 15 8 11 AM '87
IDENTIFICATION
6 5 3 4 1

This is unimproved ( ) improved ( ) property, known as 1104 Scenic Lake 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, 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 seized 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 • this 11th day of September, 1987

Phillips Builders, Inc.

By: [signature]
C. Wayne Meadows, Asst. 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 C. Jayne Meadows or proved to me upon the basis of satisfactory evidence and/or _____ with whom I am personally acquainted and who upon (this oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the Asst. Vice President and/or _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such Asst. Vice President and/or _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said C. Jayne Meadows as such Asst. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 11th day of September, 19 87.

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Richard Sgambati
Catherine Sgambati

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
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 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

151950.00- CONT.
465.50 COTAX
.50 PRFEE
6.00 MDEED
CHECK 831.82-
0776A09716787 MC .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 3 9. 1

IDENTIFICATION REFERENCE

SEP 16 8 13 AM '87

DAVIDSON COUNTY, TN

No. 16441