File Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
John W. Estey	Leader Federal Mortgage, Inc.	MAP 150-4
3549 Shakertown Road		PARCEL 64
Antioch, TN 37013	P.O. Box 275	2D-74957
	Memphis, TN 38101-0275	

WARRANTY DEED BOOK 7354 PAGE 903

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randall Phillips Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John W. Estey and wife, Linda R. Estey hereinafter called the Grantee, Grantee's 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. 299 on the plan of The Country, Section Seven- B, of record in Book 6250, page 505, Register's Office for said County.

SAID Lot No. 299 fronts 97.08 feet on the westerly margin of Shakertown Road and extends back 169.95 feet on the northerly line and 130.00 feet on the southerly line to a dead line in the rear, measuring 64.46 feet thereon.

Being a portion of the same property conveyed to Randall Phillips Builders, Inc by Quitclaim Deed from Philhall Corp. of record in Book 6448, page 797 as corrected in Book 6488, page 928, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6594, page 639, said Register's Office, and to the matters set forth in the above referenced plan of record.

SEP 17 12 17 PM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

6 6.0 0 2

This is (not) improved property, known as 3549 Shakertown Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of September, 19 87.

Randall Phillips Builders, Inc.
By: _____
C. Wayne Meadows

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of September, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 97,900.00.

John W Estey
Affiant

Subscribed and sworn to before me, this the 16th day of September, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Randall Phillips Builders, Inc.

to:
John W. Estey and wife, Linda R. Estey

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

27008

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7354 PAGE 995

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

660002

IDENTIFICATION REFERENCE

SEP 17 12 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.