BOOK 7361 PAGE 877 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,650.00

X Carol C Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 19 87

Notary Public

MY COMMISSION EXPIRES 11-1-88
(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
Carol C. Brewer, unmarried	SAME	145-15-D
(NAME)	(NAME)	#66
7404 Somerset Place	(STREET ADDRESS)	09D79737
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, TN 37221		
(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 Carol C. Brewer, George M. Coaker and wife, Catherine Pennington Coaker, during their joint lives and upon the death of any of them to the two survivors for the duration of ~~the joint natural lives of such survivors and upon the death of either of said survivors~~* 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. 66 on the Final P.U.D. Plan of "Sheffield" on the Harpeth, Phase 1, of record in Book 6300, Page 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 66, which is a corner lot, fronts 75.65 feet on the easterly margin of Staffordshire Drive and fronts 95.30 feet on the northerly margin of Somerset Place, said frontages being joined by a curve having a length of 38.12 feet, and extends back 138.61 feet on the northerly line and 141.18 feet on the broken easterly line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Phillips Builders of record in Book 7135, page 86, and conveyed to Phillips Builders, Inc. by articles of merger of record in Book 7298, Page 200, Register's Office for Davidson County, Tennessee.

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

* Continued from above vesting clause...
then to the survivor of them in fee simple, their heirs and assigns.

unimproved ( )
This is improved (X) property, known as 7404 Somerset Place (House Number) (Street), Nashville, TN 37221 (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 24th day of September, 19 87

Phillips Builders, Inc.
By: [signature]
C. Wayne Meadows, Asst. Vice President

Attest:

STATE OF TENNESSEE
Davidson County

BOOK 7361 PAGE 878

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. Wayne Meadows or proved to me upon the basis of satisfactory evidence and _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the Asst. Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (she) as such Asst. 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 C. Wayne 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 24th day of September, 19 87

My commission expires 11-1-87

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Carol C. Bredar, unmarried

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

IDENTIFT REFERENCE

SEP 24 3 38 PM '87
DAVIDSON COUNTY, TN

68405

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7361 PAGE 879

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
			145650.00- CAMT.	
			407.68 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 414.18-	
6266A	09/24/87		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 4 0 5

IDENTIFICATION REFERENCE

SEP 24 3 38 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 19860