BOOK 7386 PAGE 188 File Box 24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~106,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 1987

Notary Public

MY COMMISSION EXPIRES: 3-11-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Royce R. Schneider (NAME)	Home Savings of America, F.A. (NAME)	MAP 86-7
1421 Market Square (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PAR. 161
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	04D 91873

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 Royce R. Schneider and wife, Jean E. Schneider, as tenants by the entirety

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:

BEING Lot 229, Final P.U.D. Plan, Planned Unit Development, Phase 5-B, Revised, Jackson's Retreat, as of record in Book 6250, Page 905, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by Deed from First American National Bank of Nashville of record in Book 5584, Page 274, Register's Office, Davidson County, Tennessee.

THIS property is commonly known as 1421 Market Square, Hermitage, Tennessee 37076.

Subject to Declarations of record in Book 5741, Page 360; Articles of Incorporation in Book 5745, Page 284, and By-Laws in Book 5745, Page 294, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6806, Page 256 said Register's Office.

This conveyance is subject to Public Utility and Drainage Easement; Utility Anchor Easement and Public Utility & Drainage & Natural Area Easement of record in Book 6250, Page 905 said Register's Office.

This is unimproved ( ) improved (X) property, known as 1421 Market Square, (House Number) (Street) Hermitage, Tennessee 37076 (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 20th day of October, 19 87

Phillips Builders, Inc.
By: Jackie Roark, Asst VP
Jackie Roark, Asst. Vice President

STATE OF TENNESSEE
Davidson County

BOOK 7386 PAGE 189

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
Davidson County

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark 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) (they) 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 Jackie Roark 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 20th day of October, 1987

My commission expires 3-11-90

Julie D. Roark
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Royce R. Schneider
Jean E. Schneider

IDENTIFICATION REFERENCE

7.66 6.4.

Oct 23 3 02 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7386 PAGE 190

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

106900.00- CAMT.
299.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 305.82-
5804A10/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.6 6.4.

IDENTIFICATION REFERENCE

OCT 23 3 02 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29175