file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Michael J. Brozino
901 Kalvesta Court
Antioch, TN 37013

MORTGAGEE:
Leader Federal Mortgage, Inc.

P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 150-3
PARCEL 395
2D-75793

WARRANTY DEED

BOOK 7386 PAGE 796

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 Michael J. Brozino and wife, Laura M. Brozino

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. 355 on the plan of Section Eight, 2nd Revision, "The Country", of record in Book 6250, pages 912 and 913, Register's Office for said County.

SAID Lot No. 355, which is a corner lot, fronts 80.03 feet on the northwesterly margin of Kalvesta Court and fronts 37.51 feet on the northeasterly margin of Dresden Court, said frontages being joined by a curve having a length of 34.21 feet, and extends back 132.14 feet on the easterly line and 161.01 feet on the northwesterly line to a point of intersection.

Being a portion of the same property conveyed to Randall Phillips Builders, Inc. by Quitclaim Deed from Philhall Corp. of record in Book 6848, page 615, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6764, page 735, said Register's Office, and to the matters set forth in the above referenced plan of record.

IDENTIFICATION REFERENCE
7 6 9 1 0
OCT 26 10 05 AM 1987
DAVIDSON COUNTY, TN

This is (an) improved property, known as 901 Kalvesta Court, 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 23rd day of October, 1987.

Randall Phillips Builders, Inc.
By: Jackie Roark, Asst V.P
Jackie Roark, Asst Vice President

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

BOOK 7386 PAGE 797

Before me, the undersigned, of the State and County aforesaid, personally appeared Jackie Roark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self 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 Asst Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as Asst Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 23rd day of October, 19 87.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 5, 1991

STATE OF TENNESSEE
COUNTY OF Davidson.

The actual consideration or value, whichever is greater, for this transfer is $ 94,900.00.

Michael J. Brozino
Affiant

Subscribed and sworn to before me, this the 23rd day of October, 1987.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 7, 1991

WARRANTY DEED

from:
Randall Phillips Builders, Inc.

to:
Michael J. Brozino and wife, Laura M. Brozino

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26975

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7386 PAGE 798

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

94300.00- CAMT.
265.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 272.22-
6141A10/26/87 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.9.1.0

IDENTIFICATION REFERENCE

Oct 26 10 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29505