File Box 8/tl

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

ADDRESS NEW OWNER:
Ralph H. Maxson, IV
3601 Southern Way
Antioch, TN 37013

MORTGAGEE:
Leader Federal Mortgage, Inc.

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

MAP-PARCEL NUMBERS:
MAP 150-8
PARCEL 12
2D-75149

WARRANTY DEED

BOOK 7387 PAGE 774

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 Ralph H. Maxson, IV and wife, Mary Lisa Maxson 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. 333 on the plan of "The Country", Section Seven-A, of record in Book 6250, page 308, Register's Office for said County.

SAID Lot No. 333 fronts 151.73 feet on the broken, southerly margin of Daisy Trail and extends back 75.00 feet on the easterly line and 91.91 feet on the westerly line to a dead line in the rear, measuring 113.49 feet thereon.

Being a portion of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351, said Register's Office, and being a portion of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. by deed from John R. Creagor, Jr., James Russell Creager, Richard H. Creager and William H. Creager of record in Book 4805, page 551, said Register's Office. Philhall Corp. has since conveyed its interest in subject property to Randall Phillips Builders, Inc. by Quitclaim Deed of record in Book 6448, page 797, as corrected in Book 6488, page 928, both in said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 6482, page 682, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 3601 Southern Way, 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, 19 87.

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

CHECK
10/27 373.22-

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 7387 PAGE 775

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 she as such Assistant Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as Assistant Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 23rd day of October, 1987.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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

Mary Lisa Maxson
Affiant

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

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Randall Phillips Builders, Inc.

to:
Ralph H. Maxson, IV and wife,
Mary Lisa Maxson

7 7 3 0 4

IDENTIFI REFERENCE

Oct 11 10 39 AM '87

DAVIDSON COUNTY, TN

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7387 PAGE 776

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

94900.00- CAMT.
265.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 272.22-
6602A10/27/87 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.3 0 4.

IDENTIFICATION REFERENCE

Oct 27 10 39 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 29956