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:
Ronnie L. Biggerstaff
3532 Shakertown Road
Antioch, TN 37013

MORTGAGEE:
Leader Federal Mortgage, Inc.

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

MAP-PARCEL NUMBERS:
MAP 150-4
PARCEL 95
2D-75831

BOOK 7391 PAGE 479

WARRANTY DEED

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 Ronnie L. Biggerstaff and wife, Valerie J. Biggerstaff 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. 376 on the plan of "The Country", Section Eight, Second Revision, of record in Book 6250, pages 912 and 913, Register's Office for said County.

SAID Lot No. 376 fronts 76.74 feet on the northerly margin of Shakertown Road and extends back 125.05 feet on the easterly line and 138.58 feet on the westerly line to a dead line in the rear, measuring 90.11 feet thereon.

BEING part 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.

7.85 0.3

IDENTIFICATION REFERENCE

OCT 30 12 12 PM '87

FEE & TAX WILSON REGISTER DAVIDSON COUNTY, TN

This is (xx) improved property, known as 3532 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 28th 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 7391 PAGE 480

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 28th day of October, 19 87.

Christy Wilkins Ivey
Notary Public

My Commission Expires: October 9, 1991

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 113,900.00.

Ronnie L. Biggerstaff
Affiant

Subscribed and sworn to before me, this the 28th day of October, 1987.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:
Randall Phillips Builders, Inc.

to:
Ronnie L. Biggerstaff and wife,
Valerie J. Biggerstaff

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

TN-27101

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 7391 PAGE 481

FOR _____

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

113900.00- CONT.
318.92 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 325.42-
7974A10/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 5 0 3

IDENTIFICATION REFERENCE

OCT 30 12 12 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 31293