Box 8 cg

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

ADDRESS NEW OWNER:
Mark Alan Tillinger
1101 Scenic Lake Court
Antioch, TN. 37013

MORTGAGEE:
Leader Federal Mortgage, Inc.

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

MAP-PARCEL NUMBERS:
MAP 150-4-138
2D76413

WARRANTY DEED

BOOK 7394 PAGE 497

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, Phillips Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mark Alan Tillinger and wife, Theresa D. Tillinger 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. 636 on the revised plan of Phase III Kensinngton of Priest Lake, of record in Book 6900, page 236, Register's Office for said County.

SAID Lot No. 636, which is a corner lot, fronts 95.08 feet on the broken northerly margin of Scenic Lake Court and fronts 85.00 feet on the easterly margin of Philhall Parkway, said frontages being joined by a curve having a length of 39.27 feet, and extends back 110.00 feet on the northerly line and 118.20 feet on the broken easterly line to a point of intersection.

BEING part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc by Installment Deed from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, page 351, said Register's Office. By Articles of Merger of record in Book 7298, page 203, said Register's Office, the surviving corporation is known as Phillips Builders, Inc.

The property herein conveyed is subject to restrictive covenants of record in Book 7149, page 669, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 1101 Scenic Lake 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 30th day of October, 19 87.

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

11/03 423.42- CHECK

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.

9031

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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 Phillips Builders, Inc., the within named bargainor, a corporation, and that she as such Asst. Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Asst. Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of October, 19 87.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 148,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 1987.

My Commission Expires: 10-24-88

Notary Public

7944

FILED FOR RECORD
NOV 3 11 46 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

WARRANTY DEED

from Phillips Builders, Inc.

to Mark Alan Tillinger and wife, Theresa D. Tillinger

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

TN 27119

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7394 PAGE 499

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

148900.00- CAMT.
416.92 CSTAX
.50 PRFEE
6.00 MTEE
CHECK 423.42-
9031A11/03/67 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.4.4.

IDENTIFI REFERENCE

NOV 3 11 46 AM '67

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 32325