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:
James Sterlace
3504 Shakertown Road
Antioch, TN 37013

MORTGAGEE:
BarclaysAmerican/Mortgage Corporation
5032 Parkway Plaza Blvd.
Charlotte, NC 28217

MAP-PARCEL NUMBERS:
MAP 150-2
PARCEL 40
2D-76384

WARRANTY DEED BOOK 7409 PAGE 280

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 James Sterlace and wife, Harriett A. Sterlace

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. 460 on the plan of Section Nine, "The Country", of record in Book 6900, pages 285, 286, Register's Office for said County.

SAID Lot No. 460 fronts 76.91 feet on the northerly margin of Shakertown Road and extends back 153.13 feet on the easterly line and 90.10 feet on the westerly line to a dead line in the rear, measuring 109.45 feet thereon.

Being the same property conveyed to Phillips Builders, Inc., a Tnnessee Corporation and Philhall Corp., a Tennessee Corporation by Quitclaim Deed from Phillips Builders, a Tennessee partnership composed of Randall L. Phillips, Harry Edward Phillips and Randall Phillips of record in Book 7195, page 100 as corrected in Book 7225, page 222, said Register's Office. By Articles of Merger in Book 7298, page 208, 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 7404, pages 292, 293 and 294, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~un~~)improved property, known as 3504 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 17th day of November, 19 87

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

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.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7409 PAGE 281

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 her self as Asst. Vice-President. Witness my hand and official seal, at office in Nashville, Tennessee, this 17th day of November, 19 87.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 127,750.00.

Affiant

Subscribed and sworn to before me, this the 17th day of November, 19 87.

My Commission Expires: Oct 9, 1991

Notary Public

8464

IDENTIFICATION REFERENCE

Nov 23 10 07 AM '87

DAVIDSON COUNTY, TN

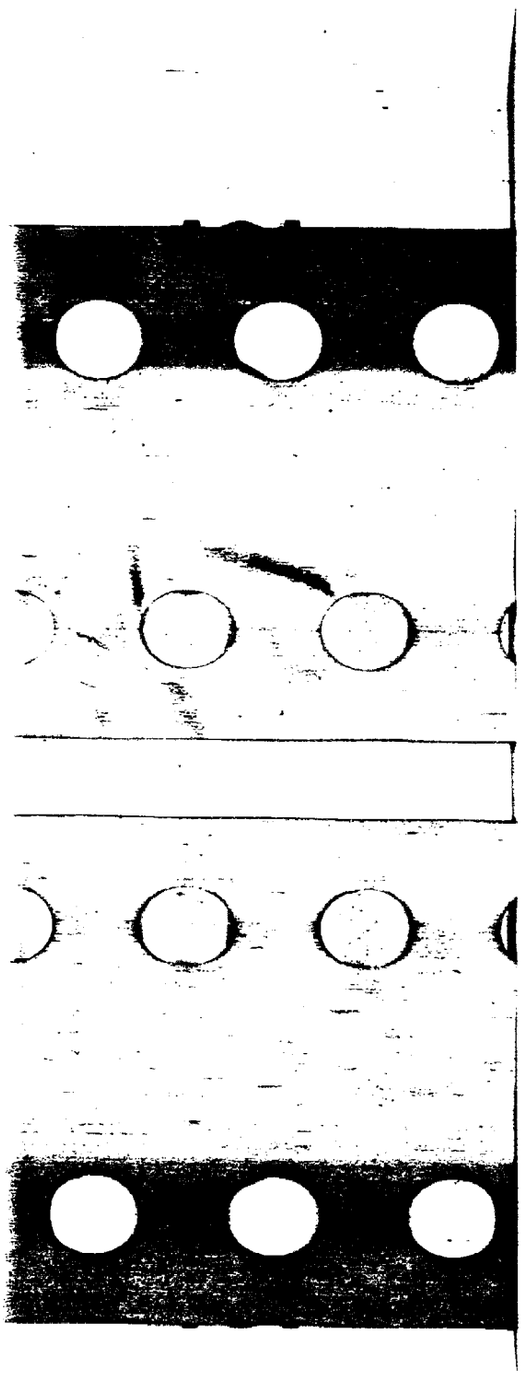
WARRANTY DEED

from:
Phillips Builders, Inc.

to:
James Sterlace and wife,
Harriett A. Sterlace

27139

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 7409 PAGE 282

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

127750.00- CAMT.
357.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 364.06-
5102A11/23/67 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 6 4 4.

IDENTIFICATION REFERENCE

Nov 23 10 07 AM '67

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 38232