File Box 43

BOOK 7419 PAGE 159

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 19 87

Notary Public

MY COMMISSION EXPIRES 10-9-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Thomas E. Cooper et ux	SAME	53-13
(NAME)	(NAME)	
217 Chesterton Ct.		54
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115		11D94273
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Cooper and wife, Shirley M. Cooper

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 130 on the plan of Phase I, Kimbolton, of record in Plat Book 6900, pages 276-278 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Phillips Builders, Inc., by deed from Bettye Ritchie Casey and husband, Gerald Casey; Andy T. Ritchie, III and wife, Phyllis Ritchie; Edward C. Ritchie and wife, Anne Ritchie and Joan Ritchie, a feme sole; and by Articles of Merger of Randall Phillips Builders, Inc., Hallphil Corp., Phillips Construction Company, and Edrand, Inc., of record in Book 7298, page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 217 Chesterton Court, Madison, Tn. 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey ti, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of December, 19 87

PHILLIPS BUILDERS, INC.

BY: Jackie Roark, Asst. V.P.

STATE OF TENNESSEE
Davidson County

BOOK 7413 PAGE 160

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of 19_____

_____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark or proved to me upon the basis of satisfactory evidence ~~and/~~ (~~by oath~~) _____ with whom I am personally acquainted and who upon (~~their several oaths~~) acknowledged (~~themselves~~) himself to be the Assistant Vice President ~~and/~~ _____ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~s~~(he) as such Assistant Vice President ~~and/~~ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Roark as such Asst. Vice Pres., ~~and/~~ attesting the same by the said _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, Tn. on this the 2nd day of December, 19 87.

My commission expires 10-9-91

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Thomas E. Cooper et ux
Shirley M. Cooper

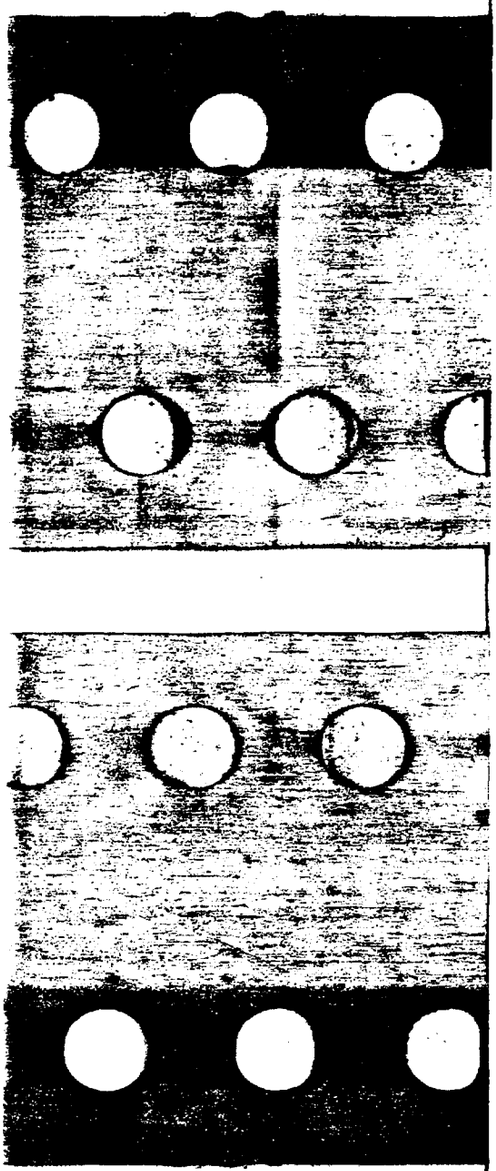
Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

87 7975

IDENTIFICATION REFERENCE

DEC 4 3 00 PM '87

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7419 PAGE 161

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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

106900.00- CAMT.
299.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 305.82-
8963A12/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.9.7.5.

IDENTIFICATION REFERENCE

DEC 4 3 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42011