 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,700.00

Kenneth W. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th 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 |
|---|---|---|
| Kenneth W. Edwards et ux | American National Bank and Trust Company | 150-4 |
| (NAME) | (NAME) | |
| 1009 Esturbridge Court | P.O. Box 1638 | 3143 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, TN 37013 | Chattanooga, TN 37401 | 02D 76418 |
| (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 Kenneth W. Edwards and his wife, Deborah R. Edwards

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. 641 on the Revised Plan of Phase III, Kensington of Priest Lake, of record in Book 6900, Page 236, Register's Office for Davidson County, Tennessee.

SAID Lot No. 641 fronts 70.08 feet on the northerly margin of Esturbridge Court and extends back 131.42 feet on the westerly line and 106.98 feet on the easterly line to a broken line in the rear measuring 136.69 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philnall Corp. by deed from Robert Leland Henley and wife, Dearan Hill Henley of record in Book 4684, page 351; and by deed from John R. Creager, Jr., James Russell Creager, Richard H. Creager and William H. Creager, of record in Book 4805, Page 551; by deed from Lillie Cone Coleman and husband, John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, Page 654, and conveyed to Phillips Builders, Inc. by Articles of Merger of record in Book 7298, Page 203, Davidson County, Tennessee.

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

RECEIVED FOR RECORD
DEC 15 2 41 PM '87
DAVIDSON COUNTY, TN
REGISTER

IDENTIFICATION REFERENCE
90715

unimproved ( )
This is improved (XX) property, known as 1009 Esturbridge Court, Antioch, TN 37013
(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, esate, 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 11th day of December, 1987

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

Jackie Roark, Asst V.P.

STATE OF TENNESSEE
Davidson County

BOOK 7426 PAGE 708

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~~ her ~~(their several oaths)~~ herself ~~(themselves)~~ with whom I am personally acquainted ~~and~~ who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the Asst. Vice President ~~and~~ _____ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that she) as such Asst. 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 President, ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 11th day of December, 19 87.

My commission expires 10-9-91

Notary Public

NOTARY PUBLIC AT LARGE

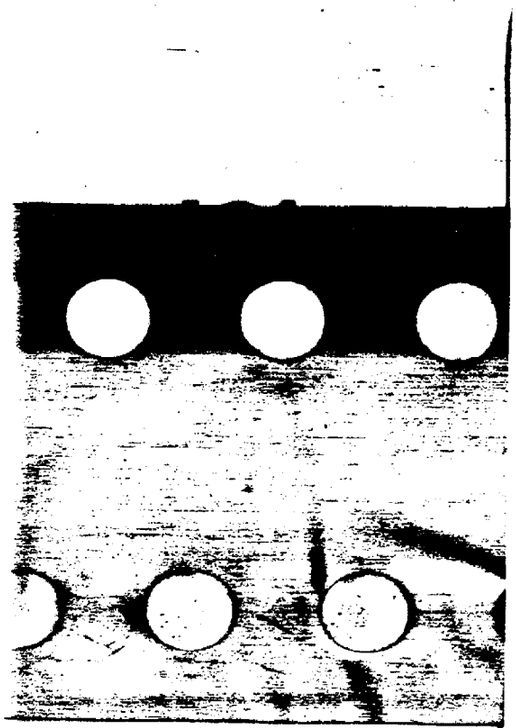
WARRANTY DEED

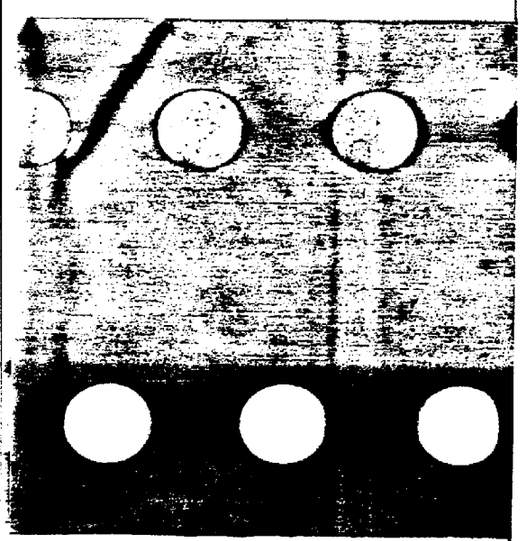
FROM
Phillips Builders, Inc.

TO
Kenneth W. Edwards

Deborah R. Edwards

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





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7426 PAGE 709

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

142700.00- CAMT.
399.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 406.06-
2269A12/15/67 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:07:44 A

IDENTIFICATION NUMBER

DEC 15 2 41 PM '67

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 45256