File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 87,

_____
Notary Public

MY COMMISSION EXPIRES 7-9-94
(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
Michael B. DiStefano et ux	Sovran Mortgage Corporation	172-8-A
(NAME)	(NAME)	
5916 Retriever Court	1512 Willow Lawn Drive	374
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Richmond, VA 23230	05D63840
(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 Michael B. DiStefano and his wife, Judith E. DiStefano

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. 74 on the Plan of Section Two-B, Hunters Branch, of record in Book 6900, Pages 336 & 337, Register's Office for Davidson County, Tennessee.

SAID Lot No. 74 fronts 74.70 feet on the easterly margin of Retriever Court and extends back 99.10 feet on the northerly line and 95.27 feet on the southerly line to a dead line in the rear measuring 74.79 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Hunter's Branch Development, Inc. of record in Book 7179, page 182, and conveyed to Phillips Builders, Inc., by Articles of Merger of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

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

FELIX Z. [illegible]
DAVIDSON COUNTY, TN
DEC 17 3 28 PM '87
IDENTIFICATION REFERENCE
9 1 5 2 1

unimproved ( )
This is improved XXX property, known as 5916 Retriever 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 16th day of December, 1987

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

STATE OF TENNESSEE
Davidson County

BOOK 7429 PAGE 284

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/~~ he~~(is oath)~~ himself with whom I am personally acquainted and who upon ~~(their xxxxxx oath)~~ acknowledged ~~xxxxxx~~(themselves) to be the Asst. Vice President ~~and/~~ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~s~~(he) as such Asst. Vice President ~~and/~~ ~~xxxx~~(they), 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 16th day of December, 19 87.

My commission expires 10-9-91

Notary Public

WARRANTY DEED

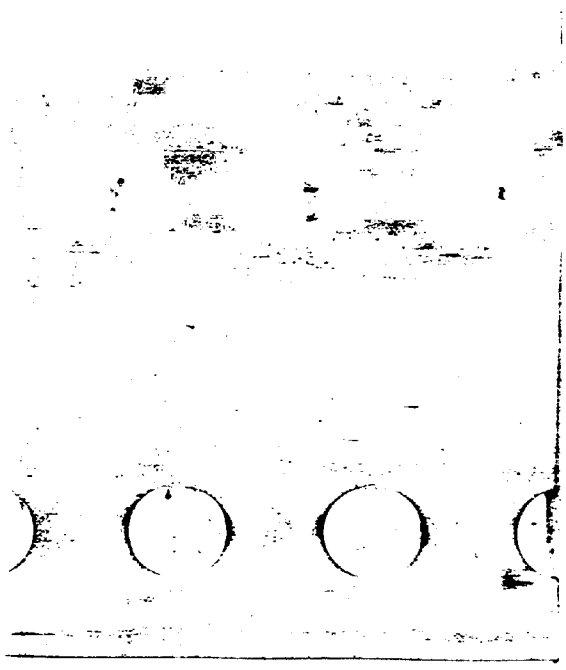
FROM
Phillips Builders, Inc.

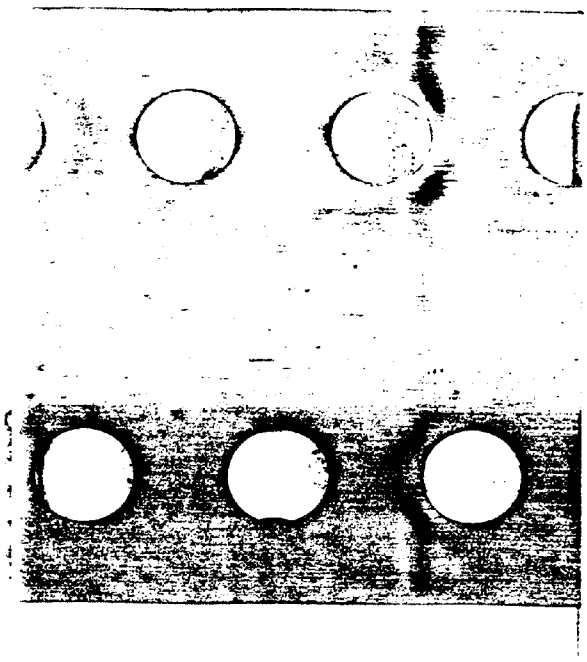
TO
Michael B. DiStefano

Judith E. DiStefano

1024 12/17 0101 03CHECK 241.42

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 7429 PAGE 285

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

CAMT 83900.00
CON TX 234.92
PRFEE 0.50
WDEED 6.00
TOTAL 241.42
CHECK 241.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/17/87 01 15430 0001 1024

9 1 5 2 1:

IDENTIFICATION REFERENCE

DEC 17 3 20 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 46185