File Box 43

BOOK 7445 PAGE 819

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,062.00

Susan Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 19 88.

Notary Public

MY COMMISSION EXPIRES 10-9-89
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

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
Susan Crawford, unmarried	Same	172-8-A
(NAME)	(NAME)	
5912 Retriever Court		#75
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013		5D 63841
(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 Susan Crawford, unmarried

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. 75 on the P.U.D. Plan of Hunters Branch, Section Two-B, of record in Book 6900, Page 337, Register's Office for Davidson County, Tennessee.

SAID Lot No. 75 fronts 85 feet on the easterly margin of Retriever Court and extends back 95.27 feet on the northerly line and 90 feet on the southerly line to a line in the rear measuring 61.19 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.

96289

IDENTIFICATION REFERENCE

JAN 8 1 36 PM '88

DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 5912 Retriever Court, (House Number) (Street) Antioch, TN 37013 (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 8th day of January, 19 88

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

STATE OF TENN. 01.75 DEC 30 87

238.78

STATE OF TENNESSEE
Davidson County

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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 and or proved to me upon the basis of satisfactory evidence upon ~~(his oath)~~ ~~(their several oaths)~~ acknowledged ~~(himself)~~ ~~(themselves)~~ to be the Asst. Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Asst. Vice President and ~~XXXX~~ _____, 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 8th day of January, 19 88.

My commission expires 10-9-91

_____
Notary Public

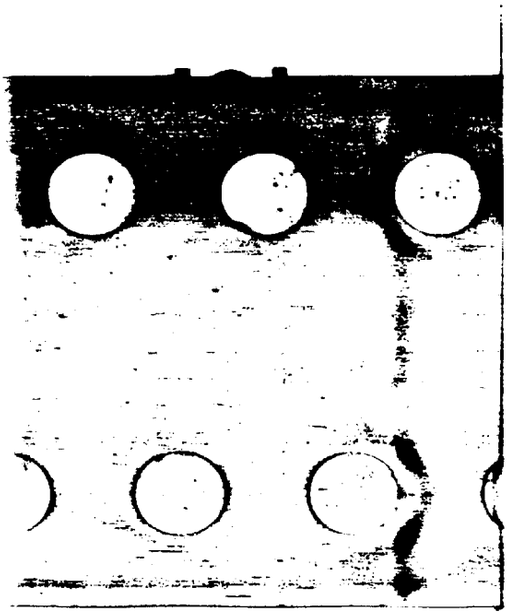
SHIRLEY E. NOTARY PUBLIC AT LARGE STATE OF TE

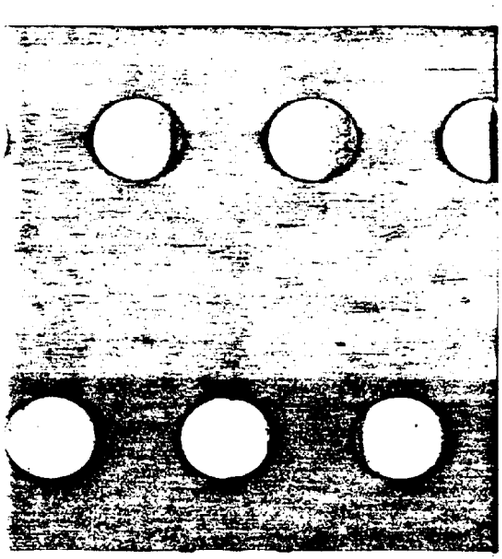
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Susan Crawford, unmarried

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 _____

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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 90062.00
				CON TX 252.28
				PRFEE 0.50
				WDEED 6.00
				TOTAL 258.78
				CHECK 258.78

01/08/98 01 13:38 0001 6770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.2 8.9

IDENTIFI REFERENCE

JAN 8 1 36 PM '98

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 51782