File Box 43

BOOK 7464 PAGE 839

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,900.00

X Molly J. Spurgeon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 19 88

Notary Public

MY COMMISSION EXPIRES 3/11/90
(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
William P. Spurgeon et ux (NAME)	Leader Federal Savings & Loan Association (NAME)	172-8-A
5928 Retriever Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	#71
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (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 William P. Spurgeon and his wife, Molly J. Spurgeon

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. 71 on the Plan of Section Two-B, Hunters Branch, of record in Book 6900, Pages 336 and 337, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Philhall Corporation by deed of record in Book 7179, page 182 Register's Office for Davidson County, Tennessee. The said Philhall Corporation now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203.

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

0.33.74

IDENTIFICATION REFERENCE

FEB 8 11 44 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

5014 02/08/88 03CHECK 263-82

unimproved ( )
This is improved (XX) property, known as 5928 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 it, 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 5th day of February, 19 88

Phillips Builders, Inc.
By: C Wayne Meadows Vice President
C. Wayne Meadows, Vice President
Attest:

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 C. Wayne Meadows or proved to me upon the basis of satisfactory evidence /and _____ with whom I am personally acquainted /and who upon ~~(this oath)~~ ~~(their several oaths)~~ acknowledged ~~(himself)~~ ~~(themselves)~~ to be the Vice President /and / / ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such 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 C. Wayne Meadows as such Vice President, /and ~~attesting the same by the said~~ / /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 5th day of February, 19 88.

My commission expires 3/11/90

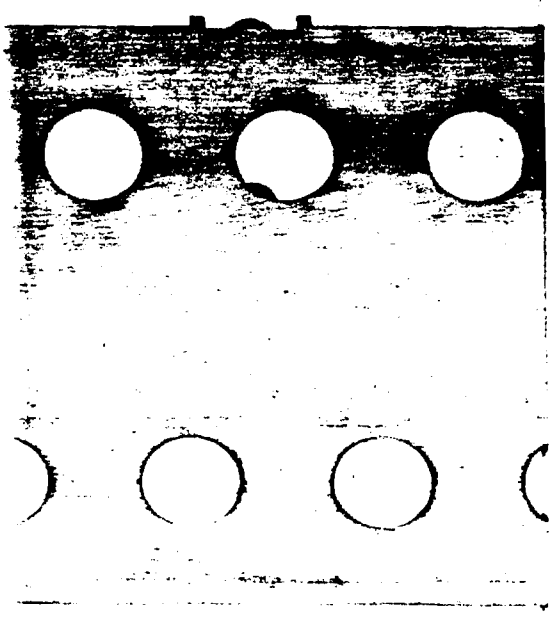
Notary Public

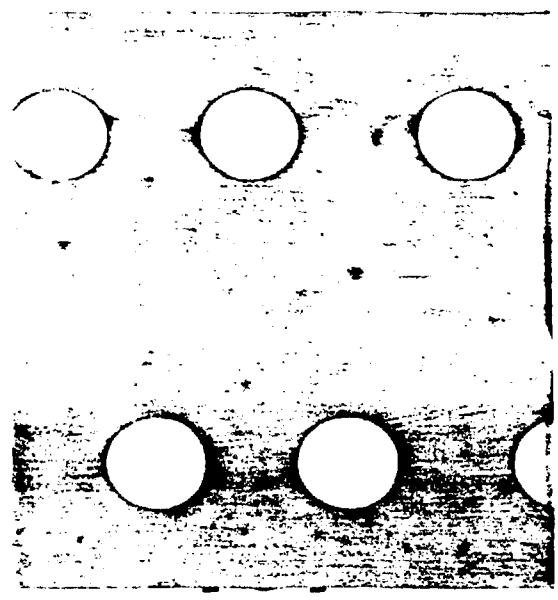
WARRANTY DEED

FROM Phillips Builders, Inc.

TO William P. Spurgeon
Molly J. Spurgeon

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	91900.00
CON TX	257.32
PRFEE	0.50
WDEED	6.00
TOTAL	263.82
CHECK	263.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02-11-96 0001 5014

0337.4

IDENTIFICATION REFERENCE

FEB 8 11 44 AM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59844