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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,900.00

Denise C. Sandlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 1988

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
Denise C. Sandlin, unmarried	Leader Federal Savings & Loan	53-13-107
(NAME)	(NAME)	
635 Brentmeadow Court	P. O. Box 2926	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Memphis, TN 38101-2926	
(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 Denise C. Sandlin, 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. 34-B, on the Plan of Zone Lot Division of Lots 32 thru 35, of Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, pages 276 thru 278 as amended in Book 6900, Page 570 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 672, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by Merger Agreement of record in Book 7298, page 203.

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

0 6 0 1 6

IDENTIFICATION REFERENCE

FEB 10 3 13 PM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

8056

unimproved ( )
This is improved (XX) property, known as 635 Brentmeadow 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 16th day of February, 1988

Phillips Builders, Inc.

By:

Jackie Roark, Asst. Vice President

Jackie Roark, Asst. V.P.

03CHECK

185.42

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STATE OF TENNESSEE
Davidson County

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 oath with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ himself 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~~, 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 February, 19 88.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Denise C. Sandlin, 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	63900.00
CON TX	178.92
PRFEE	0.50
WDEED	6.00
TOTAL	185.42
CHECK	185.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8056

060116.

IDENTIFICATION REFERENCE

FEB 18 3 13 PM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 62831