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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 $ 101,900.00

Otis Glenn Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd 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
Otis Glenn Welch, unmarried	Sovran Mortgage Corporation	150-7
(NAME)	(NAME)	
3437 Country Way Road	201 E. Cary Street	#509
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Richmond, VA 23219	02D 75900
(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 Otis Glenn Welch, 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. 386 on the Final P.U.D. Plan of the Resubdivision of Lots 380, 381, 384 & 385, Section Four-B, and Lot 386, Section Five, Towne Village of the Country, of record in Book 6900, Page 450, Register's Office for Davidson County, Tennessee.

SAID Lot No. 386, which is a corner lot, fronts 59.27 feet on the southwesterly margin of Country Way Road and fronts 72.53 feet on the northwesterly margin of Wellfleet Court, said frontages being joined by a curve having a length of 36.49 feet, and extends back 120.10 feet on the northwesterly line and 111.45 feet on the southerly line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Hubert Beard and wife, Senear Beard of record in Book 4654, page 67; by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell, of record in Book 4687, Page 44; by deed from Lillie Cone Coleman and husband, John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, Page 654; by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, Page 105, and by Quitclaim Deed from Philhall Corporation to Randall Phillips Builders, Inc., of record in Book 6818, Page 568, and re-recorded in Book 6829, Page 856, Register's Office for Davidson County, Tennessee.

The said Randall Phillips Builders, Inc. and Philhall Corporation now known as Phillips Builders, Inc., by Articles of Merger of record in Book 7298, Page 203, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 3437 Country Way Road, 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, 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 22nd day of February, 1988

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

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 or proved to me upon the basis of satisfactory evidence 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 _____, 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 22nd day of February, 19 88.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Otis Glenn Welch, unmarried

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

CONTINUATION OF LEGAL DESCRIPTION

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

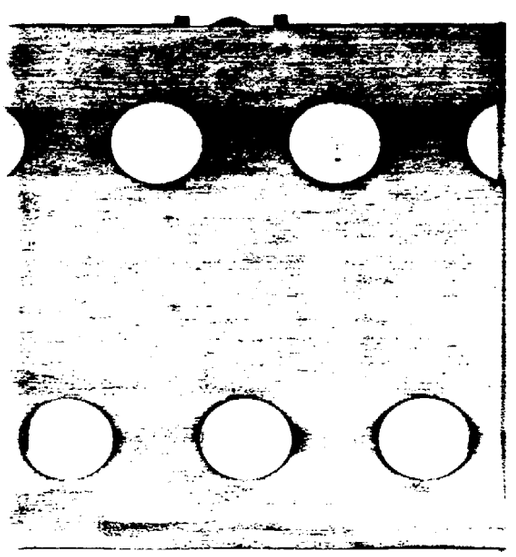
07085

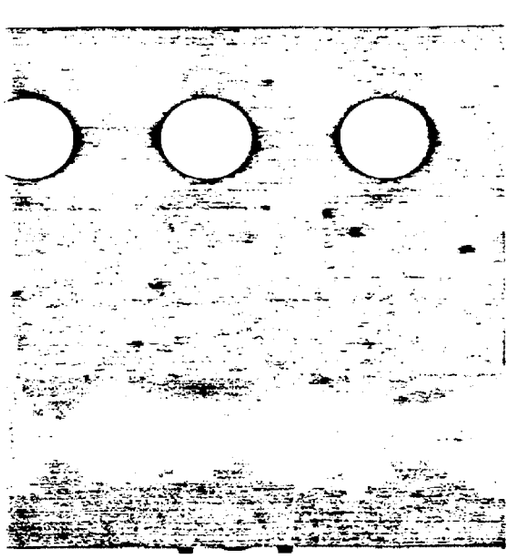
IDENTIFICATION REFERENCE

FEB 24 9 09 AM '88

DAVIDSON COUNTY, TN

9368 02/24 0101 03CHECK 291.82





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 101900.00
CON TX 285.32
PRFEE 0.50
WDEED 6.00
TOTAL 291.82
CHECK 291.82

02/24/88 01 09:12 0001 9368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.7.0.8.5.

IDENTIFI REFERENCE

FEB 24 9 09 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 64116