file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Edward R. Book, Jr.
1412 Ravenna Court North
Antioch, TN 37013

MORTGAGEE:
Bailey Mortgage Company

200 S. Lamar
Jackson, MS 39215-1389

MAP-PARCEL NUMBERS:
MAP 150-3
PARCEL 346
2D-76472

WARRANTY DEED

BOOK 7476 PAGE 775

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillips Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward R. Book, Jr. and wife, Elizabeth A. Book hereinafter called the Grantee, Grantee's 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. 456 on the plan of "The Country", Section Nine, of record in Book 6900, pages 285 and 286, Register's Office for said County.

SAID Lot No. 456 fronts 46.82 feet on the northeasterly margin of Ravenna Court North and extends back 118.66 feet on the southeasterly line and 115.64 feet on the westerly line to a broken line in the rear, measuring 182.08 feet thereon.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation, and Philhall Corp., a Tennessee corporation, by quitclaim deed from Phillips Builders, a Tennessee partnership composed of Randall L. Phillips, Harry Edward Phillips and Randall Phillips, of record in Book 7195, page 100, and corrected in Book 7225, page 222, both in said Register's Office. By Articles of Merger in Book 7298, page 208, said Register's Office, the surviving corporation is known as Phillips Builders, Inc.

The property herein conveyed is subject to restrictive covenants of record in Book 7402, page 977, and Book 7404, page 292, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~not~~) improved property, known as 1412 Ravenna Court North, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of February, 1988.

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

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7476 PAGE 776

Before me, the undersigned, of the State and County aforesaid, personally appeared Jackie Roark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President (or other officer authorized to execute the instrument) of the Phillips Builders, Inc., the within named bargainor, a corporation, and that she as such Assistant Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as Assistant Vice-President. Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of February, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 120,730.00.

Edward R. Book Jr.
Affiant

Subscribed and sworn to before me, this the 24th day of February, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

0010 02/25 0101 03CHECK 344.46

FEB 25 2 05 PM '88

IDENTIFICATION REFERENCE

20970

DAVIDSON COUNTY, TN

WARRANTY DEED

from:

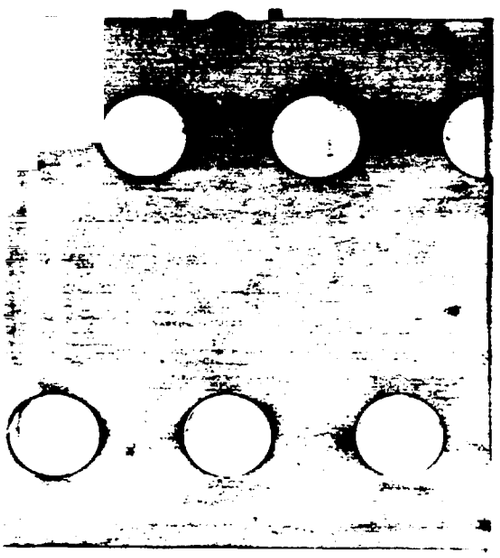
PHILLIPS BUILDERS, INC.

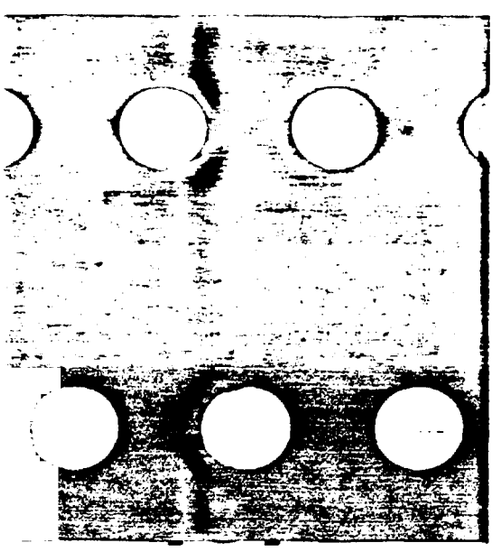
to:

EDWARD R. BOOK, JR., AND WIFE, ELIZABETH A. BOOK

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27304





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7476 PAGE 777

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	120760.00
CON TX	337.96
PRFEE	0.50
MISCED	6.00
TOTAL	344.46
CHECK	344.46

2/25/88 01 14:09 0001 0010

0.7.6 0.2

IDENTIFICATION REFERENCE

FEB 25 2 05 PM '88

FELIX Z. WILSON, II, Register
DAVIDSON COUNTY, TN

No. 64747