BOOK 7480 PAGE 196 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~136,000.00~~

Roger K. Fett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 19 ~~88~~

Notary Public

MY COMMISSION EXPIRES 7-9-91
(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 |
|---|---|---|
| Roger K. Fett et ux (NAME) | Troy & Nichols, Inc. (NAME) | 150-4 |
| 1105 Scenic Lake Court (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 4025 (STREET ADDRESS) | #137 |
| Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP) | Monroe, LA 71211 (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 Roger K. Fett and his wife, Peggy A. Fett

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. 635 on the plan of Revised Phase III, Kensington of Priest Lake, of record in Plat Book 6900, Page 236, Register's Office for Davidson County, Tennessee.

Said Lot No. 635 fronts 53.45 feet on the northeasterly margin of Scenic Lake Court and extends back 85.0 feet on the westerly line; 154.14 feet on the southerly line and 39.56 feet on the easterly line to a broken line measuring 205.06 feet thereon.

Being part of the same property conveyed to Philhall Corp., and Randall Phillips Builders, Inc., from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, Page 351; and by installment deed from John R. Creager, Jr., James Russell Creager, Richard H. Creager and William H. Creager, of record in Book 4805, Page 551; and by warranty deed from Lillie Cone Coleman et vir John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, Page 654; and conveyed to Phillips Builders, Inc. by Articles of Merger, of record in Book 7298, Page 203, said Register's Office.

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

FELIX Z. HARRISON, JR. REGISTER DAVIDSON COUNTY, TN
MAR 1 10 43 AM '88
IDENTIFICATION REFERENCE
0.8.7.6.4

unimproved ( )
This is improved (XX) property, known as 1105 Scenic Lake Court, Antioch, TN 370 (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~~ 29th day of February, 19 88

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 and ~~_____~~ her oath _____ herself with whom I am personally acquainted and who upon ~~(XXXXXXXXXXXXXXX~~ acknowledged ~~(themselves)~~ to be the Asst. Vice President ~~and _____ respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that she 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~~ 1025-03/01 0101 03CHECK 387.30 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 29th day of February, 19 88.

My commission expires 10-9-91

_____
Notary Public

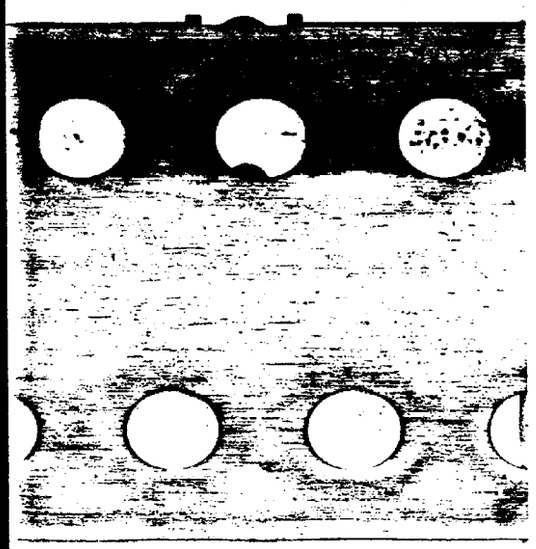
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

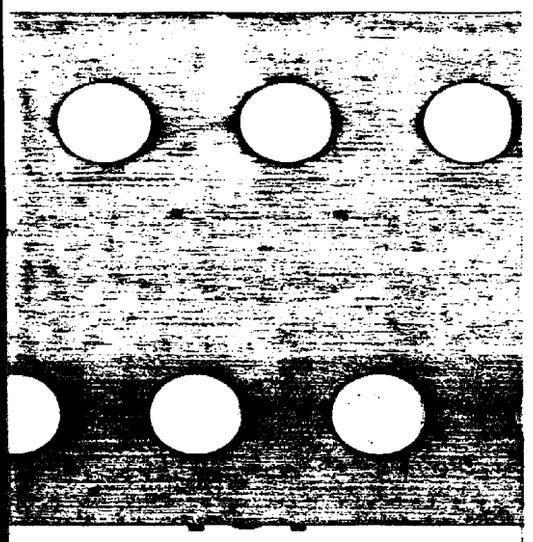
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Roger K. Fett
Peggy A. Fett

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 136000.00
CON TX 380.80
PRFEE 0.50
WDEED 6.00
TOTAL 387.30
CHECK 387.30

03/01/88 01 10:45 0001 1318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.7.6.4.

IDENTIFI REFERENCE

MAR 1 10 44 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 66027