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FORM NO. WD-1

4642
320094-6

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 88

Carol M. Clark
Notary Public

MY COMMISSION EXPIRES: May 13, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph C. Kramer (NAME) | Fidelity Federal Savings & Loan (NAME) | 173-163 |
| 405 Paulson Court (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 5D-63736 |
| Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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 Joseph C. Kramer and wife, Jane K. Kramer

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. 36 on the Plan of Hunters Branch, Section 2-B of record in Book 6900, page 336, & 337, said Register's Office.

Said Lot No. 36 fronts 33.59 feet on the southerly side of Paulson Court and runs back 130.00 feet on the westerly lot line and back on a broken line that measures total of 132.74 on the easterly lot line to a line in the rear which measures 88.01 feet thereon.

Being the same property conveyed to Philhall Corporation, a Tennessee Corporation by deed from Hunter's Branch Development Inc., a Tennessee Corporation as of record in Book 7179, page 182, said Register's Office.

10575

IDENTIFICATION REFERENCE

MAR 7 2 39 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as 405 Paulson Court, Antioch, Tennessee 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 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 his hand this 2nd day of March, 19 88

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

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, (or proved to me on the basis of satisfactory evidence) 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
Davidson County

Before me, Carol M. Clark a Notary Public in and for 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 himself to be the Asst. Vice-President of the Phillips Builders, Inc. a corporation, and that he as such Asst. Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Asst. Vice-President.

Witness my hand and official seal at Nashville, Tenn., this 2nd day of March, 19 88.

Carol M. Clark Notary Public

Commission Expires 5/13/89

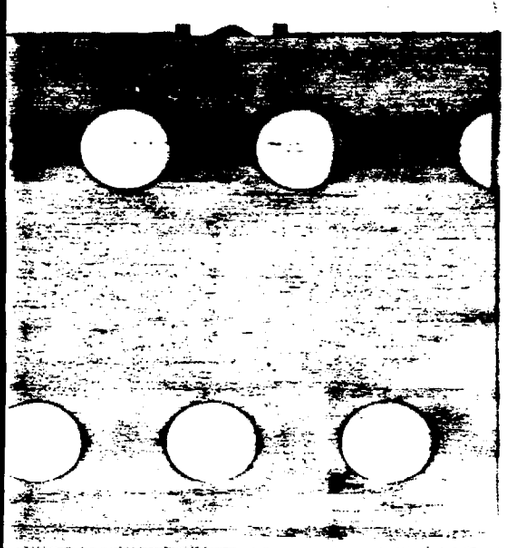
**WARRANTY DEED**

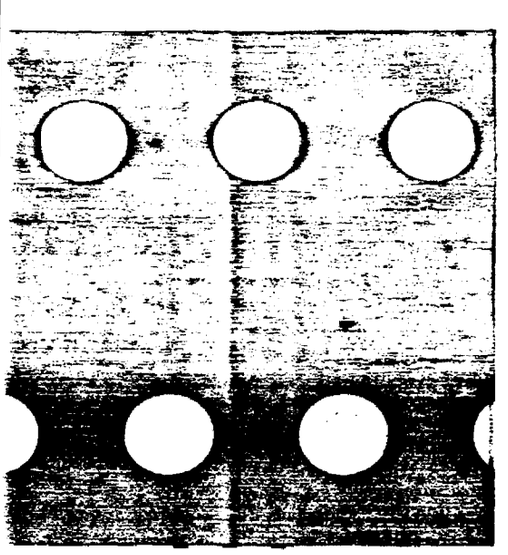
FROM
Phillips Builders, Inc.

TO
Joseph C. Kramer and wife, Jane K. Kramer

**Attorneys Title Company**
Title Guaranteed
NASHVILLE, TENN.

3434 03/07 0101 03CHECK 238.62





**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 82900.00
CON TX 2.12
ERR CO
CON TX 2.12-
CON TX 232.12
PRFEE 0.50
MTGFEE 6.00
239.62
CHECK 239.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/07/88 01 14:39 0001 3484

10575.

IDENTIFICATION REFERENCE

MAR 7 2 39 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 68154