BOOK 7498 PAGE 438 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 16th DAY OF March 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
Marion H. Smith III et ux	Sovran Mortgage Corporation	172-08-0-A
(NAME)	(NAME)	
412 Paulson Court	201 East Cary Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Richmond, VA 23219-3736	
(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 Marion H. Smith III and his wife, Linda J. Smith 230.22

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. 38 on the plan of Section Two-B, Hunter's Branch of record in Plat Book 6900, Page 336, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 26.21 feet on the westerly margin of Paulson Court and extends back 110.0 feet on the southerly line and 118.96 feet on the northerly line to a broken line in the rear measuring 110.97 feet thereon,

Being part of the same property conveyed to Philhall Corporation by deed from Hunters Branch Development, Inc. of record in Book 7179, page 182 Register's Office for Davidson County, Tennessee. The said Philhall Corporation, now known as Phillips Builders, Inc., by Articles of Merger of record in Book 7298 Page 203, Register's Office for Davidson County, Tennessee.

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

15293

IDENTIFICATION

MAR 24 10 12 AM '88

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 412 Paulson Court, 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 16th day of March, 1988

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

BOOK 7498 PAGE 439

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~~ herself with whom I am personally acquainted and who upon ~~(their oath)~~ acknowledged ~~(themselves)~~ to be the Asst. Vice President ~~and~~ her oath ~~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 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 March, 19 88.

My commission expires 3/11/90

Notary Public

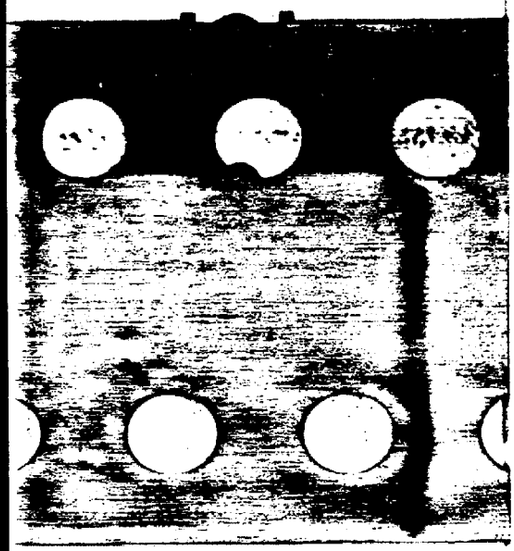
WARRANTY DEED

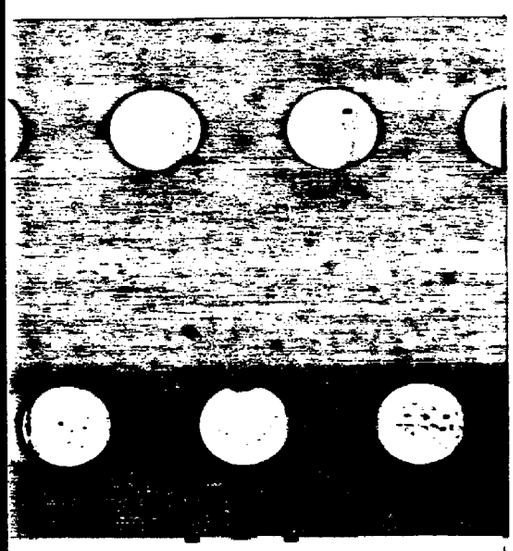
FROM
Phillips Builders, Inc.

TO
Marion H. Smith III

Linda J. Smith

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 ~~BOOK 7498 PAGE 440~~

FOR

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 79900.00
CON TX 223.72
PRFEE 0.50
MOEED 6.00
TOTAL 230.22
CHECK 230.22

03/24/88 01 10:13 0001 9052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15293

IDENTIFI REFERENCE

MAR 24 10 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 73628