BOOK 7517 PAGE 413 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICH-EVER IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Peggy L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 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
Peggy L. Brown, unmarried	Leader Federal Savings and Loan Association	163-11-C
(NAME)	(NAME)	
535 Upsall Drive	P. O. Box 2926	16CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Memphis, TN 38101-2926	
(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 Peggy L. Brown, unmarried and Linda T. Eatherly, 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

APR 15 04 20 TAX 1.00 REC 13.00 MTG 244-22

LAND in Davidson County, Tennessee, being Lot No. 16, on the Plan of Revised Bell Forge Village III, Section Five, as shown on plat of record in Plat Book 6900, Page 632 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the property conveyed to Randall Phillips Builders, Inc., by Deed of Record in Book 7224, Page 272, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc., by instrument 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.

2170 1

IDENTIFICATION REFERENCE

APR 15 12 24 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved XX ( ) unimproved ( ) property, known as 535 Upsall Drive, (House Number) (Street) Antioch, TN 37013 (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 13th day of April, 19 88

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

Attest:

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 _____ with whom I am personally acquainted and who upon ~~(their oath)~~ her oath acknowledged ~~(themselves)~~ her self 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 _____ ~~XXXX~~, 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 13th day of April, 19 88.

My commission expires 3/11/90

Notary Public

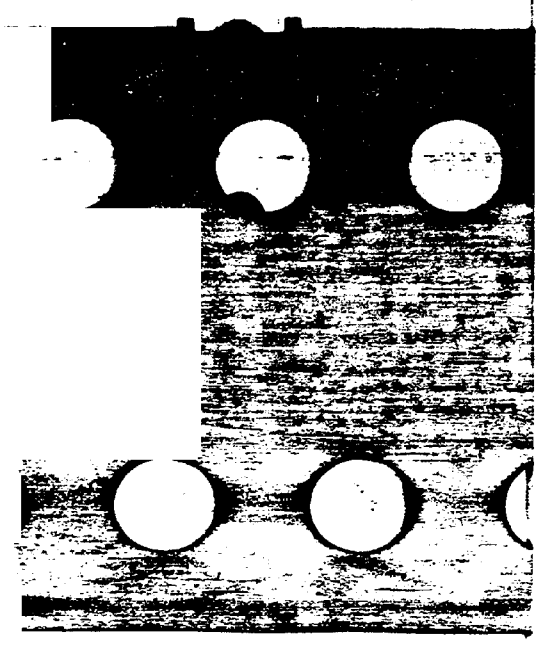
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Peggy L. Brown, unmarried

Linda T. Eatherly, unmarried

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 _____

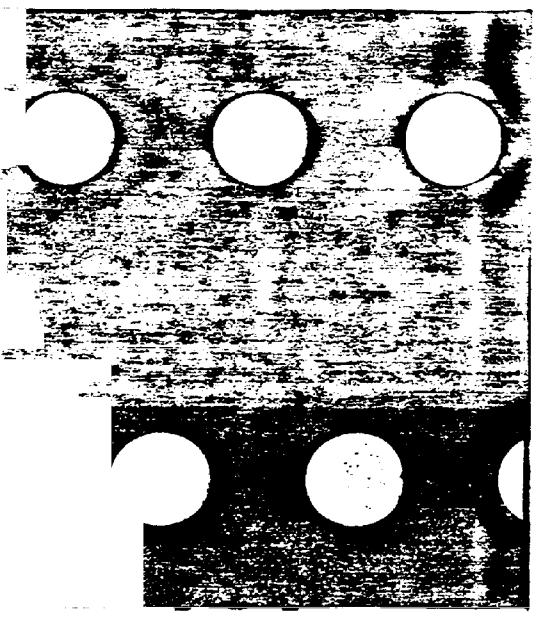
FOR _____

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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 84900.00



CON TX	237.72
PRFEE	0.50
WDEED	6.00
TOTAL	244.22
CHECK	244.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0471588 01 12-24 0001 4873

217.01

IDENTIFICATION REFERENCE

APR 15 12 24 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 81012