BOOK 7527 PAGE 486

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Madeline C. Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd 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
Madeline C. Coleman, unmarried	Sovran Mortgage Corporation	53-9; 53
(NAME)	(NAME)	
632 Brentmeadow Circle	201 E. Cary Street	11D-91590
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Richmond, VA 23219	
(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 Madeline C. Coleman, 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

LAND in Davidson County, Tennessee, being Lot No. 36-B on the Plan of Zone Lot Division, Lot 36, Phase I, Kimbolton, of record in Book 6900, Pages 276, 277, and 278, and amended in Book 6900, Page 571, said Register's Office.

SAID Lot No. 36-B fronts 53.75 feet on the northwesterly margin of Brentmeadow Circle and extends back 189.84 feet on the northeasterly line and 180.38 feet on the broken southwesterly line to a dead line in the rear measuring 55.73 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Betty Ritchie Casey and husband Gerald Casey; Andy T. Ritchie, III, and wife, Phyllis Ritchie; Edward C. Ritchie and wife, Anne Ritchie; and Joan Ritchie, a feme sole, of record in Book 6746, page 672; and by Deed from Thomas E. Stewart, Trustee, of record in Book 7304, Page 279 Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as 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.

APR 27 1 39 PM '88
KAY C WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2497.

8812 04/27/88 03CHECK 174.22

unimproved ( )
This is improved (XX) property, known as 632 Brentmeadow Circle, Madison, TN 37115
(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 22nd day of April, 1988

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

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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 _____ with whom I am personally acquainted/and who upon ~~her oath~~ acknowledged ~~herself~~ themselves) to be the Asst. Vice-President /and _____ /respectively/ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~she~~ he) 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 ~~22nd~~ _____ day of April, 19 ~~88~~ _____.

My commission expires 3/11/90

_____
Notary Public

WARRANTY DEED

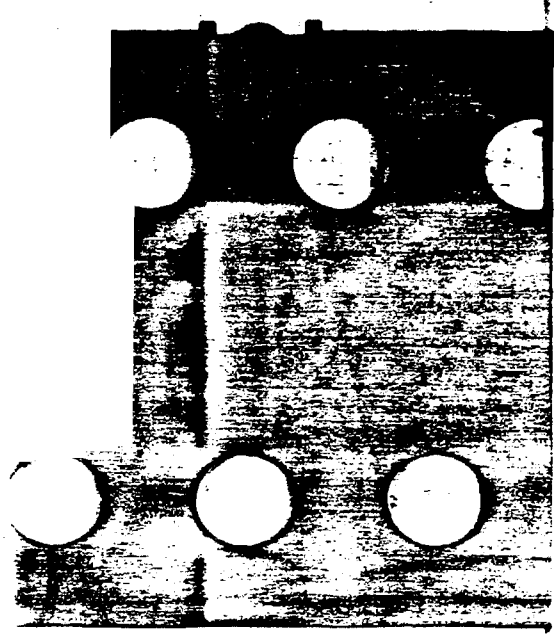
FROM

Phillips Builders, Inc.

TO

Madeline C. Coleman, 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 _____

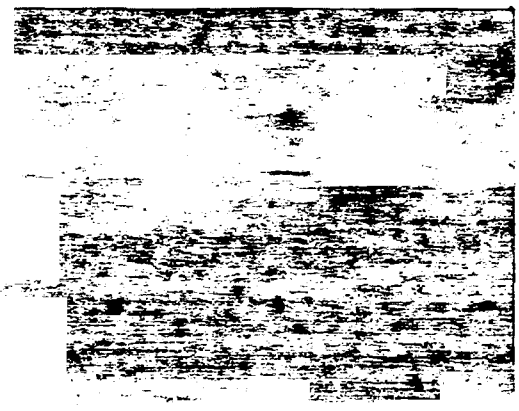
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 59900.00
CON TX 167.72
PRFEE 0.50
WDEED 6.00
TOTAL 174.22
CHECK 174.22

04/27/88 01 13:40 0001 8812



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24979

IDENTIFICATION REFERENCE

APR 27 1 39 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84890