File Box 43

BOOK 7531 PAGE 324

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1988

Notary Public

MY COMMISSION EXPIRES 10-9-91
(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
Andrew J. Hawkins et ux	Sovran Mortgage Corporation	53-13 #101
(NAME)	(NAME)	
633 Brentmeadow Circle	201 East Cary Street	LID 94320
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Richmond, VA 23219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

1988 05/02 0101 03CHECK 174.22

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 Andrew J. Hawkins and his wife, Kelly M. Hawkins

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. 34-A on the Plan of Zone Lot Division, Lots 32 thru 35, Phase I, Kimbolton of record in Book 6900, Page 276, 277 and 278 and amended in Book 6900, Page 570, said Register's Office.

SAID Lot No. 34-A fronts 17.50 feet on the southwesterly margin of Brentmeadow Circle and extends back 194.29 feet on the southeasterly line and 259.33 feet on the broken northerly line to a dead line in the rear measuring 144.87 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 warranty deed from Thomas E. Stewart, Trustee, of record in Book 7304, Page 279, said Register's Office. The said Randall Phillips Builders, Inc. 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.

This is improved (XX) unimproved ( ) property, known as 633 Brentmeadow Circle, (House Number) (Street) Madison, TN 37115 (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 28th day of April, 1988

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 ~~(his/her oath)~~ acknowledged ~~(himself/herself)~~ herself 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 28th day of April, 19 88.

My commission expires 10-9-91

_____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

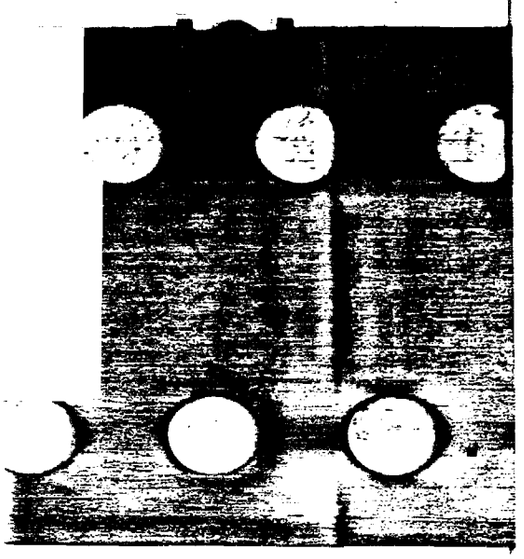
TO
Andrew J. Hawkins
Kelly M. Hawkins

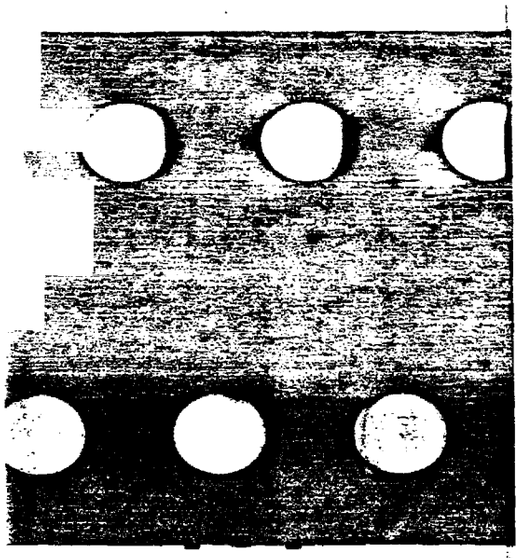
Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

IDENTIFICATION REFERENCE

MAY 2 11 52 AM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

26144.





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 7.72
ERR CO
CON TX 7.72-
CON TX 167.72
PRFEE 9.50
MISC 6.00
TOTAL 174.22
CHECK 174.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/88 01 11:52 0001 1960

26144

IDENTIFICATION REFERENCE

MAY 2 11 52 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86250