BOOK 7555 PAGE 217 FILE BOX 3 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~131,900.00~~

Charles Bruce Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 88

Notary Public

MY COMMISSION EXPIRES: 5-18-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Bruce Henderson	Leader Federal Mortgage, Inc.	MAP 150
(NAME)	(NAME)	
1004 Esturbridge Court	158 Madison Avenue	PARCEL 228
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Memphis, TN 38103	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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. (formerly Randall Phillips Builders Inc and Philhall Corporation)* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Bruce Henderson and wife, Eva Katherine Henderson

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. 638, on the Plan of Revised Phase 3, Kensington of Priest Lake, as shown on plat of record in Plat Book 6900, Page 236 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. and Philhall Corporation by Deed of Record in Book 4684, page 351, Register's Office for Davidson County, Tennessee.* By Articles of Merger of record in Book 7298, page 203, said Register's Office, the surviving corporation is known as Phillips Builders, Inc.

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

This conveyance is subject to Restrictive Covenants of record in Book 7149, page 669 Register's Office for said County.

34390

IDENTIFICATION REFERENCE

MAY 27 9 11 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1652 05/27 0101 03CHECK 375.82

unimproved ( ) This is improved (XX) property, known as 1004 Esturbridge 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 my hand this 23rd day of May, 19 88

Phillips Builders, Inc.
By: C Wayne Meadows Vice President
C. Wayne Meadows, Vice-President

BOOK 7555 PAGE 218

STATE OF TENNESSEE
COUNTY OF

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 C. Wayne Meadows and ~~XXX~~ with whom I am personally acquainted and who upon (~~their several oaths~~ his oath) acknowledged (~~themselves~~ himself) to be the Vice-President and ~~XXX~~ respectively of ~~XXXXXXXXX~~ Phillips Builders, Inc. the within named bargainor, and corporation, and that (he) (~~they~~) as such Vice-President and ~~XXX~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said C. Wayne Meadows as such Vice-President, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ as such _____

Witness my hand and official seal at office at Nashville on this the 23rd day of May 19 88

My commission expires 5-8-91

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

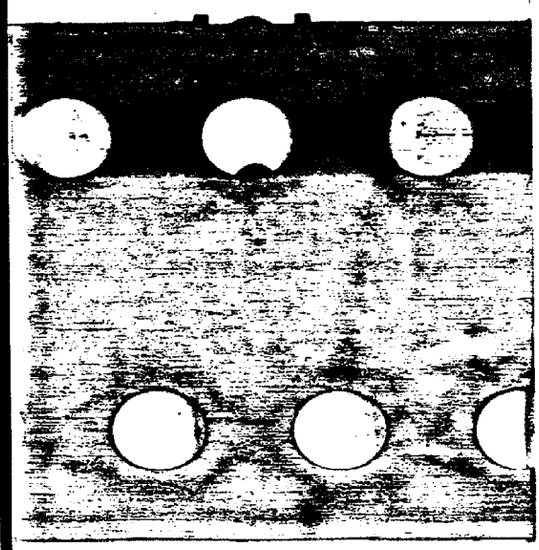
WARRANTY DEED

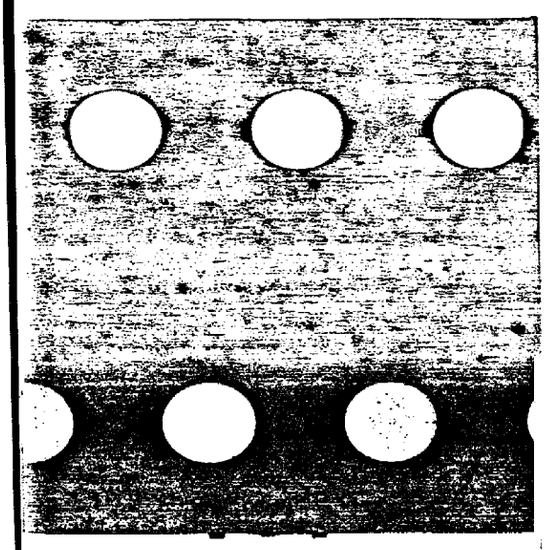
FROM
Phillips Builders, Inc.

TO
Charles Bruce Henderson and wife, Eva Katherine Henderson

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7555 PAGE 219

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	131900.00
			CON TX	369.32
			PRFEE	0.50
			WDEED	6.00
			TOTAL	375.82
			CHECK	375.82
05/27/88	01	09:11 0001		1652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34390

IDENTIFICATION REFERENCE

MAY 27 9 11 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95793