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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Jeanette B Broughton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 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
Jeanette B. Broughton, unmarried (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	86-7-179
1800 Barnwell Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 2602 05/31 0101 03CHECK 227.42 (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 Jeanette B. Broughton, 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. 247 on the Plan of Phase V-B Revised, of Jackson's Retreat, as shown on plat of record in Plat Bo k 6250, Page 905 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 5584, Page 274, 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, in the Register's Office for Davidson County, Tennessee.

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

3514.

IDENTIFICATION REFERENCE

MAY 31 2 16 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved XX property, known as 1800 Barnwell Court, (House Number) (Street) Hermitage, TN 37076 (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 27th day of May, 1988

Phillips Builders, Inc.
By: 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 ~~(that)~~ ~~several oaths~~ her oath acknowledged ~~(that)~~ herself 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 _____, 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 ~~acknowledging the same by the said~~ _____ /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 27th day of May, 19 88.

My commission expires 3/11/90

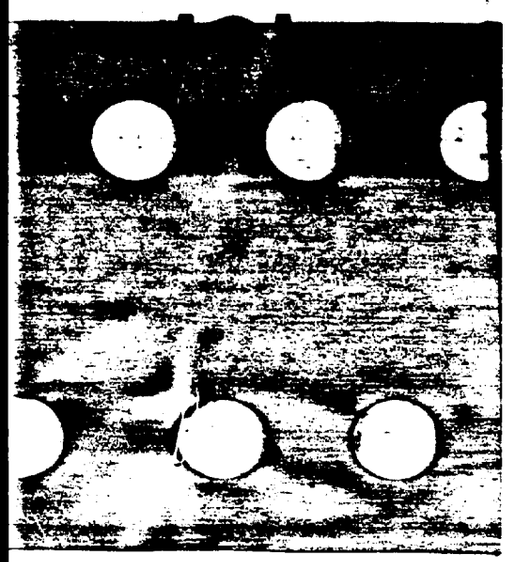
_____
Notary Public

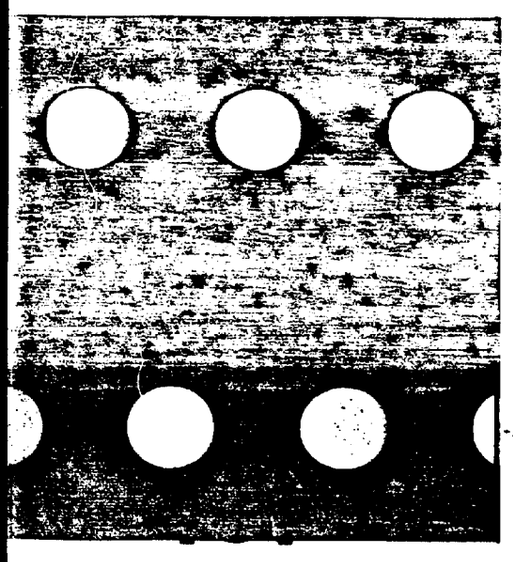
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Jeanette B. Broughton, 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	78900.00
CON TX	220.92
PRFEE	0.50
WDEED	6.00
TOTAL	227.42
CHECK	227.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/31/98 01 3411R 0001 2602

3,5164

IDENTIFICATION REFERENCE

MAY 31 2 16 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96732