BOX 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Richard D. Hammer
5917 Retriever Court
Antioch, TN 37013

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 172-08-A
PARCEL 65
5D-63831

WARRANTY DEED

BOOK 7561 PAGE 863

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillips Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard D. Hammer and wife, Jan Maria Pittman-Hammer hereinafter called the Grantee, Grantee's 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. 65 on the plan of Hunters Branch Section Two-B, of record in Book 6900, pages 336 and 337, Register's Office for said County.

SAID Lot No. 65 fronts 58.28 feet on the southwesterly margin of Retriever Court and extends back 108.43 feet on the northerly line and 134.93 feet on the southeasterly line to a broken line in the rear, measuring 100.76 feet thereon.

Being part of the same property conveyed to Philhall Corporatioin by deed from Hunters Branch Development, Inc. of record in Book 7179, page 182, said Register's Office. Philhall Corporation is now known as Phillips Builders, Inc. by Articles of Merger of record in Book 7298, page 203, said Register's Office.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6601, page 7 and Book 6632, page 429, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 5917 Retriever Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of May, 1988.

Phillips Builders, Inc.
By: Jackie Roark, Asst VP
Jackie Roark, Assistant Vice President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7561 PAGE 864

Before me, the undersigned, of the State and County aforesaid, personally appeared Jackie Roark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President (or other officer authorized to execute the instrument) of the Phillips Builders, Inc., the within named bargainor, a corporation, and that she as such Assistant Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Assistant Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of May, 19 88.

Corinne B. Hassett
Notary Public

My Commission Expires: 4-2-90

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 89,900.00.

Richard D. Hammer
Affiant

Subscribed and sworn to before me, this the 31st day of May, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE

3640 1.

IDENTIFICATION REFERENCE

WARRANTY DEED

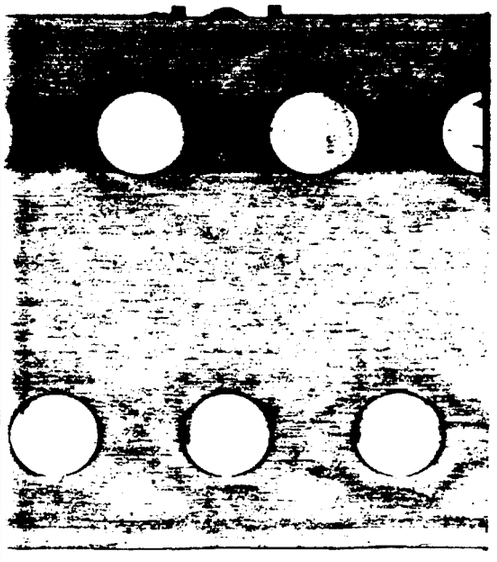
from:
Phillips Builders, Inc.

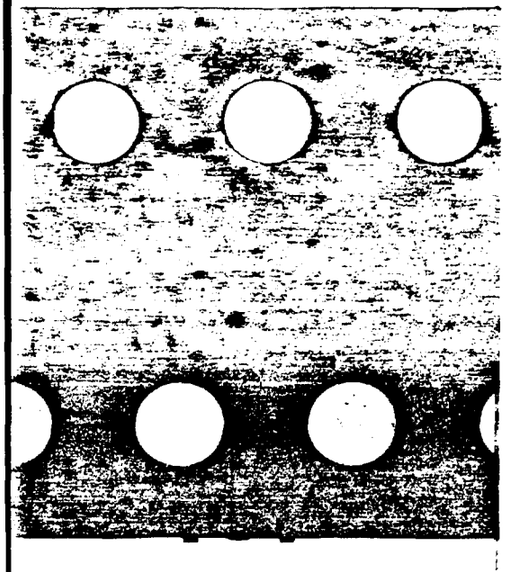
to:
Richard D. Hammer and wife, Jan Maria Pittman-Hammer

JUN 3 11 22 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1186 06/03 0101 03CHECK 258.22

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7561 PAGE 865

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	89900.00
CON TX	251.72
PRFEE	0.50
MISC	6.00
TOTAL	258.22
CHECK	258.22

06/03/98 01 11:25 0001 110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36401

IDENTIFICATION REFERENCE

JUN 3 11 22 AM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 98082