Rec fees

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
(PLEASE RETURN TO ABOVE AFTER RECORDING)

1743 06/06 0101 01CHECK 20.00

MAP GROUP PARCEL
26-7-123

NEW OWNER'S ADDRESS:
FOSTEEN HAMILTON DOWDY
117 Southampton Court
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Leader Federal Mortgage, Inc.
P. O. Box 2926
Memphis, TN 38101-2926

RUSH

JUN 6 10 50 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

36863

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PHILLIPS BUILDERS, INC., a Tennessee Corporation, has this day bargained and sold and by this instrument does transfer and convey unto FOSTEEN HAMILTON DOWDY, an unmarried person, her heirs and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 201, on the Plan of Windsor Green, Phase II, Section 1, as shown on plat of record in Plat Book 6250, Page 989, in the Register's Office for 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 6100, Page 617, as corrected by Deed of Record in Book 6201, Page 391, and Book 6297, Page 207, in the 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.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to FOSTEEN HAMILTON DOWDY, an unmarried person, her heirs, successors, and assigns, forever.

And PHILLIPS BUILDERS, INC., a Tennessee Corporation covenants with FOSTEEN HAMILTON DOWDY, an unmarried person, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

PHILLIPS BUILDERS, INC., a Tennessee Corporation, further covenants and binds itself, its successors, and assigns to warrant and defend the title to the said land to FOSTEEN HAMILTON DOWDY, an unmarried person, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, C. Wayne Meadows, Vice-President of PHILLIPS BUILDERS, INC., a Tennessee Corporation does execute this instrument on behalf of Phillips Builders, Inc., this 31st day of May, 1988.

PHILLIPS BUILDERS, INC.

BY: (Wayne Meadows Vice President
C. WAYNE MEADOWS, VICE-PRESIDENT

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named, PHILLIPS BUILDERS, INC., a Tennessee Corporation, the bargainors with whom I am personally acquainted, and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 31 day of May, 1988.

My Commission Expires:
12-11-89

Shelton Hatcher
Notary Public

SHELTON HATCHER NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 93,900.00

Fosteen Hamilton Dowdy
Affiant

Sworn to and subscribed before me, this the 31 day of MAY, 1988.

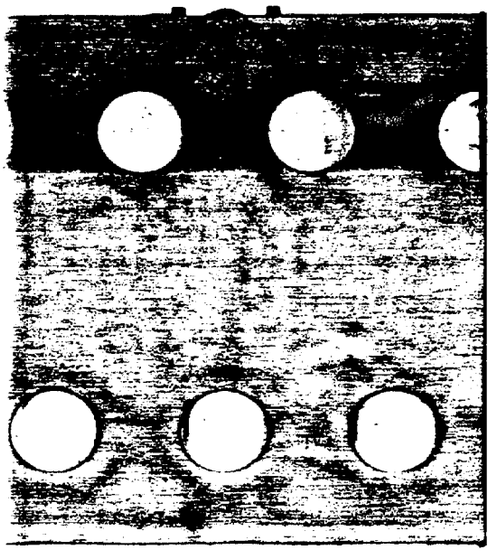
My Commission Expires:
12-11-89

Shelton Hatcher
Notary Public

SHELTON HATCHER NOTARY PUBLIC AT LARGE TENNESSEE

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7563 PAGE 541

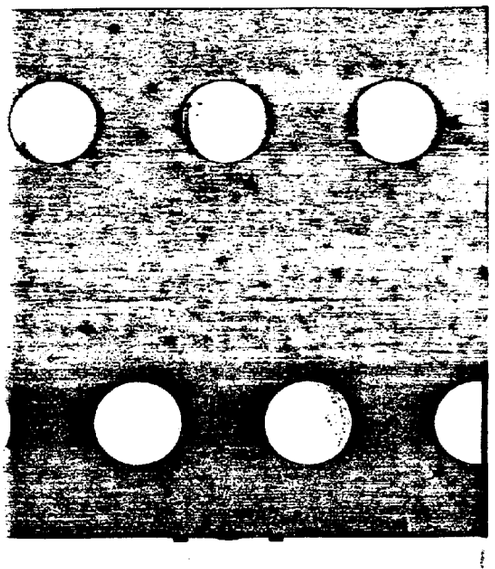
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 93900.00
CON TX 262.92
PRFEE 0.50
WDEED 6.00
TOTAL 269.42
CHECK 269.42

06/06/88 01 10:50 0001 1743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



36863

IDENTIFICATION REFERENCE

JUN 6 10 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98624