BOOK 7567 PAGE 912 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~88,000.00~~

x James P. Aylward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 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
James P. Aylward et ux (NAME)	SAME (NAME)	172-8-A
1425 Hunters Branch Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#97
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	5D-18701

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 James P. Aylward and his wife, Rebecca E. Aylward

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. 97 on the Plan of Section Two-B, Hunters Branch, of record in Plat Book 6900, Page 337, said Register's Office.

SAID Lot No. 97 fronts 67.02 feet on the easterly margin of Hunter's Branch Road and extends back 88.53 feet on the northerly line and 92.90 feet on the southerly line to a broken line in the rear measuring 84.82 feet thereon.

Being part of the same property conveyed to Phillips Builders, Inc by deed from Hunter's Branch Development, Inc., of record in Book 7179, page 182, Register's Office for Davidson County, Tennessee, and 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.

38178

IDENTIFICATION REFERENCE

JUN 9 9 43 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1425 Hunters Branch Road, Antioch, TN 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 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 7th day of June, 1988

Phillips Builders, Inc
By: Jackie Roark, Asst V.P
Jackie Roark, Asst. Vice President

/AT1237

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 with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Asst. Vice President of the Phillips Builders, Inc the within named bargainor, a corporation, and that ~~(s)he~~ she as such Asst. Vice President, 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 ~~7th~~ day of June, 19 88.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

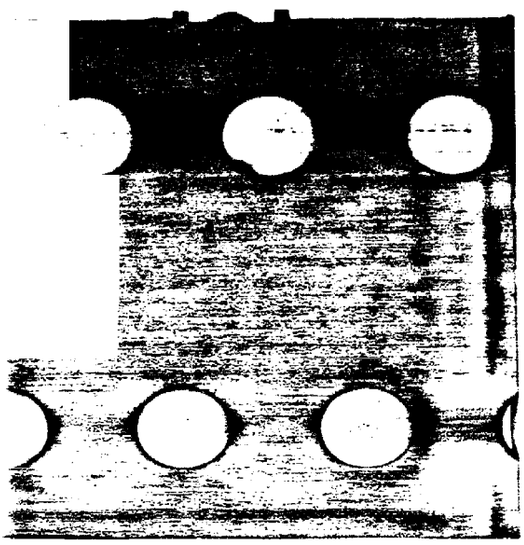
FROM
Phillips Builders, Inc

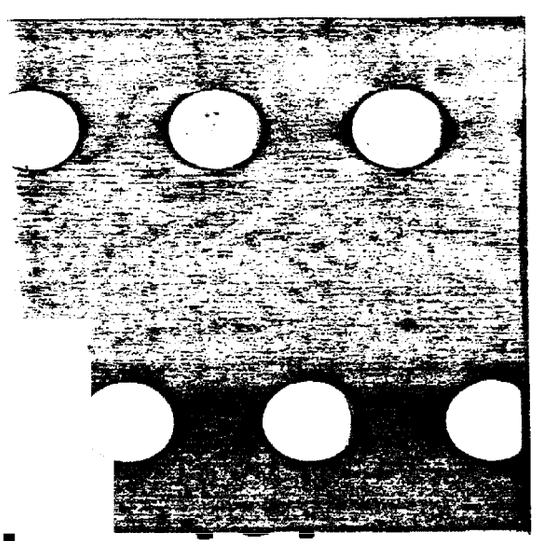
TO
James P. Aylward

Rebecca E. Aylward

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

3248 06/09 0101 03CHECK 252.90





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	88000.00
CON TX	246.40
PRFEE	0.50
WDEED	6.00
TOTAL	252.90
CHECK	252.90

38178

IDENTIFICATION REFERENCE

JUN 9 9 03 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

06/09/88 01 09:44 0001 3248

No. 100113