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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 $ 137,900.00

Douglas J. Cramner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th 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
Douglas J. Cramner et ux	Sovran Mortgage Corporation	150-4
(NAME)	(NAME)	
4024 Lancashire Drive	201 E. Cary Street	#91
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Richmond, VA 23219	
(CITY) (STATE) (P.O. ZIP)	(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 Douglas J. Cramner and his wife, Dorothy H. Cramner

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. 616 on the plan of Section Two, Kensington of Priest Lake, of record in Plat Book 6250, Pages 592 and 593, Register's Office for Davidson County, Tennessee.

SAID Lot No. 616 fronts 98.0 feet on the southwesterly margin of Lancashire Drive and extends back 130.0 feet on parallel lines to a dead line in the rear measuring 98.0 feet thereon.

Being part of the same property conveyed to Phillips Builders, Inc. by warranty deed to Philhall Corporation and Randall Phillips Builders, Inc., from Lillie Cone Coleman et vir John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in deed Book 4867, page 654; by installment deed to Randall Phillips Builders, Inc., and Philhall Corp., from John R. Creager, Jr., James Russell Creager, Richard H. Creager and William H. Creager, of record in deed Book 4805, Page 551; by installment deed to Philhall Corp., and Randall Phillips Builders, Inc., from Robert Leland Henley and wife, Dearah Hill Henley, of record in deed Book 4684, Page 351; and by Articles of Merger, of record in Book 7298, Page 203, all in said Register's Office.

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

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN JUN 15 8 40 AM '88

5315 06/15 0101 03CHECK 392.62

This is improved (XX) unimproved ( ) property, known as 4024 Lancashire Drive, (House Number) (Street) Antioch, TN 37013 (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 10th day of June, 1988

Phillips Builders, Inc.
By: Jackie Roark, Asst VP
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

/and/ _____ or proved to me upon the basis of satisfactory evidence /and/ _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ 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 10th day of June, 19 88.

My commission expires 3/11/90

Notary Public

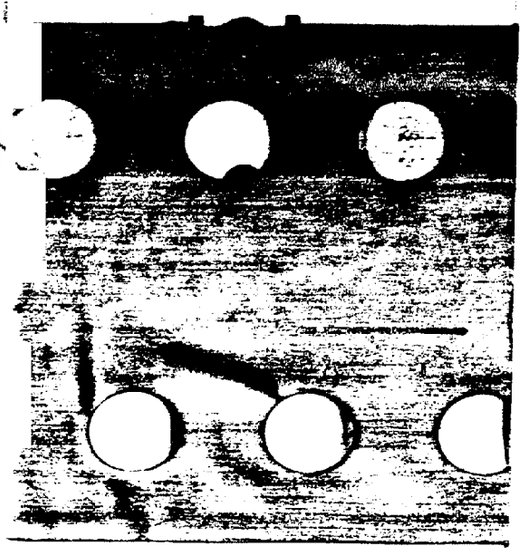
WARRANTY DEED

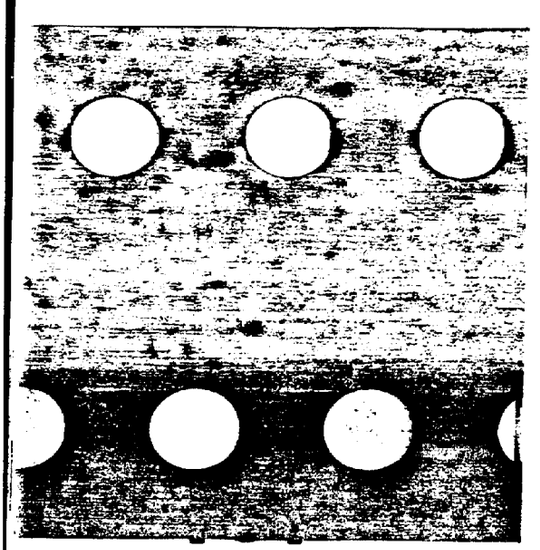
FROM
Phillips Builders, Inc.

TO
Douglas J. Cramner

Dorothy H. Cramner

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 137900.00
				CON TX 386.12
				PRFEE 0.50
				WDEED 6.00
				TOTAL 392.62
				CHECK 392.62
06/15/88		01		08:40 0001 5315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 8 9 1.

IDENTIFI REFERENCE

JUN 15 8 41 AM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102149