Box 14

4929

BOOK 7580 PAGE 687

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

James A. Rosinbum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 19 88

Notary Public

MY COMMISSION EXPIRES: Sept. 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Rosinbum	Fidelity Federal Savings & Loan	173-163
(NAME)	(NAME)	
1321 Paulson Way	401 Union Street	5D-63736
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	
(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 James J. Rosinbum and wife, Sandra Rosinbum

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. 28 on the Plan of Hunter's Branch, Section 2B, as of record in Plat Book 6900, page 336 and 337, Register's Office for said County.

Said Lot No. 28 fronts a total of 70.0 feet on the east margin of Paulson Way and runs back 112.47 feet on the north line and 110.0 feet on the south line to a line in the rear which measures 70.0 feet thereon.

Being the same property conveyed to Philhall Corporation, a Tennessee Corporation by deed from Hunter's Branch Development, Inc., a Tennessee Corporation as of record in Book 7179, page 182, said Register's Office. Phillips Builders, Inc. is successor and interest to Philhall Corporation, a Tennessee Corporation by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

42997

IDENTIFICATION REFERENCE

JUN 22 2 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8878 06/22 0101 03CHECK 244.22

This is (X) unimproved ( ) improved property, known as 1321 Paulson Way, Antioch, Tennessee 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 it, 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 his hand this 16th day of June, 19 88

Phillips Builders, Inc.

By: Jackie Lowe Asst V.P.

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STATE OF TENNESSEE
Davidson County

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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for 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 himself to be the Assistant Vice President of the Phillips Builders, Inc. a corporation, and that he as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice President.

Witness my hand and official seal at Nashville, Tenn., this 16th day of June, 19 88.

Notary Public

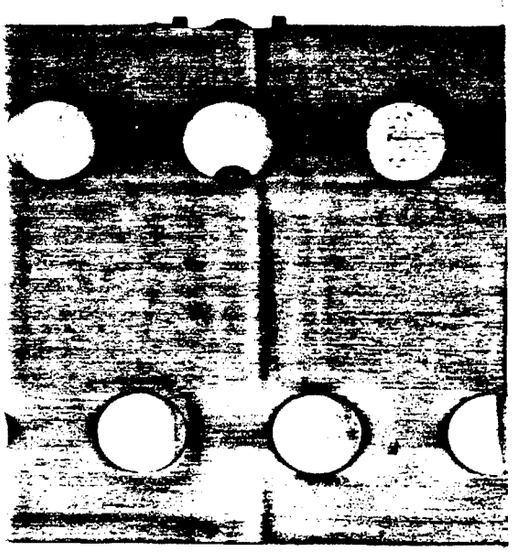
Commission Expires July 10, 1990

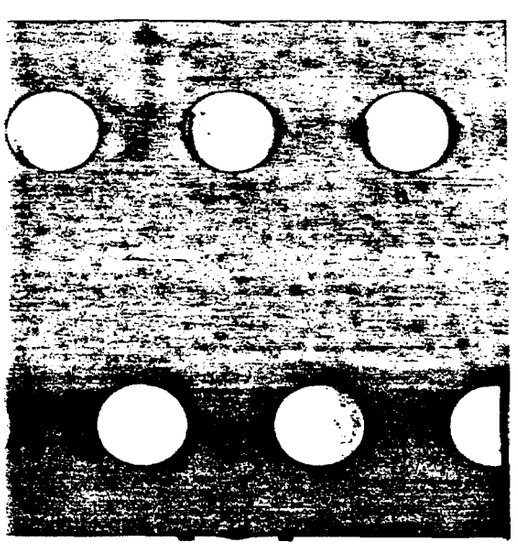
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
James J. Rosinbum and wife, Sandra Rosinbum

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.





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 84900.00
				CON TX 237.72
				PRFEE 0.50
				WDEED 6.00
				TOTAL 244.22
				CHECK 244.22
06/22/88	01			14:53 0001 8878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42997

IDENTIFICATION REFERENCE

JUN 22 2 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.105667