BOOK 7584 PAGE 865 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 19 88

Notary Public

MY COMMISSION EXPIRES 10-6-89
(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
F. Patrick D'Eramo et ux	Leader Federal Savings & Loan Assoc.	172-8-A-30
(NAME)	(NAME)	
1329 Paulson Way	P. O. Box 2926	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Memphis, TN 38101-2926	
(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 F. Patrick D'Eramo and his wife, Christine W. D'Eramo

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. 30, on the Plan of Section 2B, Hunters Branch, as shown on plat of record in Plat Book 6900, Pages 336 and 337 in the Register's Office of 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 7179, Page 182, Register's Office for Davidson County, Tennessee. The said Philhall Corporation and Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument 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.

44363

IDENTIFICATION REFERENCE

JUN 28 10 20 AM '88

FILED & WILSON II REGISTER
DAVIDSON COUNTY, TN

0513 06/28 0101 03CHECK 269.42

This is improved XX property, known as 1329 Paulson Way, Antioch, TN 37013
unimproved ( )
(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 my hand this 24th day of June, 1988

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

ATTEST:

STATE OF TENNESSEE
Davidson County

BOOK 7584 PAGE 866

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 ~~/and/~~ _____ with whom I am personally acquainted ~~/and who~~ upon ~~(their /several/ oaths/~~ acknowledged ~~(himself/herself)~~ to be the Asst. Vice-President ~~/and/~~ heroath herself Phillips Builders, Inc. ~~/and/~~ _____ ~~respectively~~ of the _____ the within named bargainor, a corporation, and that ~~(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 attesting the same by the said/~~ ~~/as such/~~ _____.

Witness my hand and official seal at office at Nashville on this the 24th day of June, 19 88.

My commission expires 10-9-91

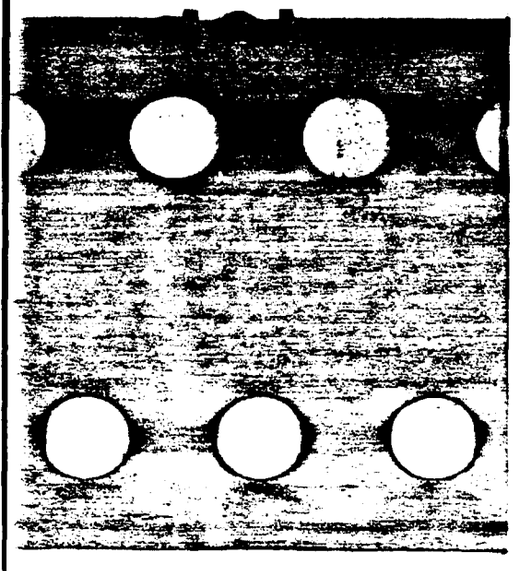
_____
Notary Public

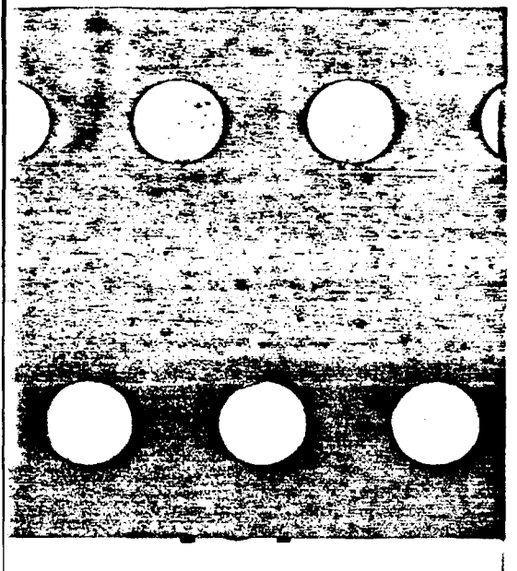
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
F. Patrick D'Eramo
Christine W. D'Eramo

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 _____ BOOK 7584 PAGE 867

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
			06/28/88 01	10:21 0001 0513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44363

IDENTIFICATION REFERENCE

JUN 28 10 21 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 107280