BOOK 7598 PAGE 514

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 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
Gregory W. Combs et ux	Sovran Mortgage Corporation	150-7 #505
(NAME)	(NAME)	
913 Wellfleet Court	201 E. Cary Street	2D 75896
(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.

6570 07/14 0101 03CHECK 346.07

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory W. Combs and his wife, Vicki Lynn Combs

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. 390 on the Final P.U.D. plan of Towne Village of the Country, Section Five, of record in Plat Book 6250, Page 783 and 784, said Register's Office.

SAID Lot No. 390 fronts 40.0 feet on the southerly margin of Wellfleet Court and extends back 135.0 feet on the easterly line and 110.0 feet on the westerly line to a broken line in the rear measuring 171.08 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation by deed from Hubert Beard and wife, Senear Beard, of record in Book 4654, page 67, said Register's Office; by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell, of record in Book 4687, Page 44, said Register's Office; by deed from Lillie Cone Coleman and husband, John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, Page 654, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, Page 105, said Register's Office; and by Quitclaim Deed from Philhall Corporation to Randall Phillips Builders, Inc., of record in Book 6818, Page 568, said Register's Office; and re-recorded in Book 6829, Page 856, said Register's Office. Said Randall Phillips Builders, Inc., and Philhall Corporation now known as Phillips Builders, Inc., by Articles of Merger of record in Deed Book 7298, Page 203, said Register's Office.

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

unimproved ( )
This is improved (XX) property, known as 913 Wellfleet Court, (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 11th day of July, 1988

Phillips Builders, Inc.
By: C. Wayne Meadows, Vice President
C. Wayne Meadows, 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 C. Wayne Meadows

and ~~and~~ _____ or proved to me upon the basis of satisfactory evidence with whom I am personally acquainted and who upon ~~(his oath)~~ ~~XXXXXXXXXXXX~~ ~~(himself)~~ ~~XXXXXXXXX~~ ~~(their several oaths)~~ acknowledged ~~(himself)~~ ~~(themselves)~~ to be the Vice President

and ~~and~~ his oath _____ him self ~~respectively~~ of the Phillips Builders, Inc.

the within named bargainor, a corporation, and that ~~(he)~~ ~~(she)~~ as such Vice President

and ~~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 C. Wayne Meadows as such Vice President, and ~~and~~ attesting the same by the said ~~and~~ ~~as such~~ _____.

Witness my hand and official seal at office at ~~Nashville~~ on this the 11th day of July, 19 88.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Gregory W. Combs
Vicki Lynn Combs

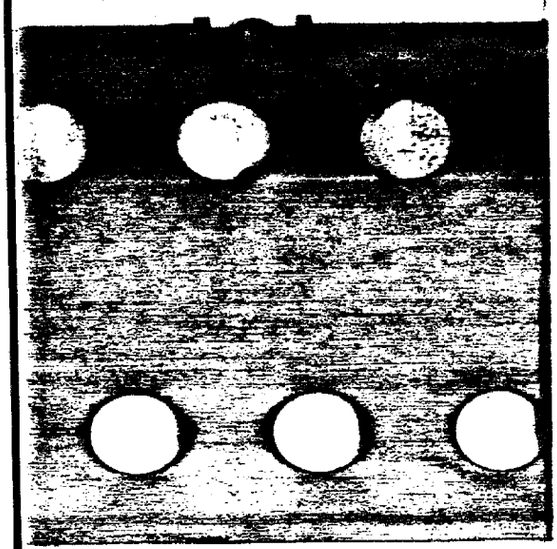
Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

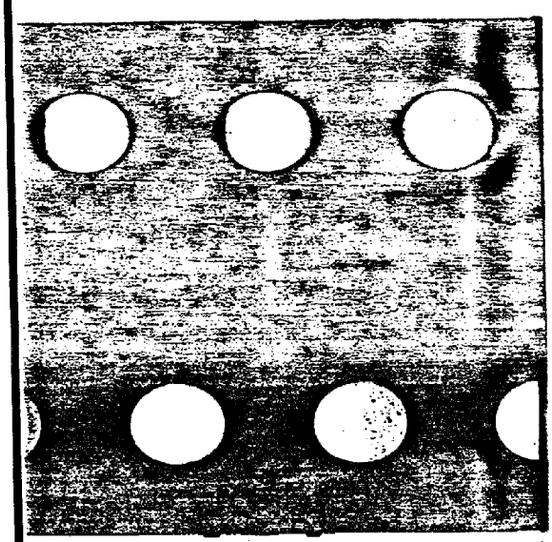
48910

IDENTIFICATION REFERENCE

JUL 14 8 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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 102900.00
				CON TX 339.57
				PRFEE 0.50
				WDEED 6.00
				TOTAL 346.07
				CHECK 346.07
07/14/88	01			08:52 0001 6570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4891.0

IDENTIFICATION REFERENCE

JUL 14 8 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112402