BOOK 7608 PAGE 40 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 88

Notary Public

MY COMMISSION EXPIRES 10-9-91
(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
Nona G. Stephens	Leader Federal Savings & Loan Assoc.	163-11-C
(NAME)	(NAME)	
818 Beazer Lane	P.O. Box 2926	#50
(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 Nona G. Stephens

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 Building 10, Unit No. 2, on the Plan of Bell Forge Village III, Section Five, in the Register's Office of Davidson County, Tennessee, and Plan in Book 6900, Page 632, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 7224, Page 272, Register's Office for Davidson County, Tennessee. The said 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.

52198

IDENTIFICATION REFERENCE

JUL 25 9 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0448 07/25 0101 03CHECK 247.07

unimproved ( )
This is improved (XX) property, known as 818 Beazer Lane, (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, esate, 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 21st day of July, 1988

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

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

Witness my hand and official seal at office at Nashville on this the 21st day of July, 19 88.

My commission expires 10-9-91

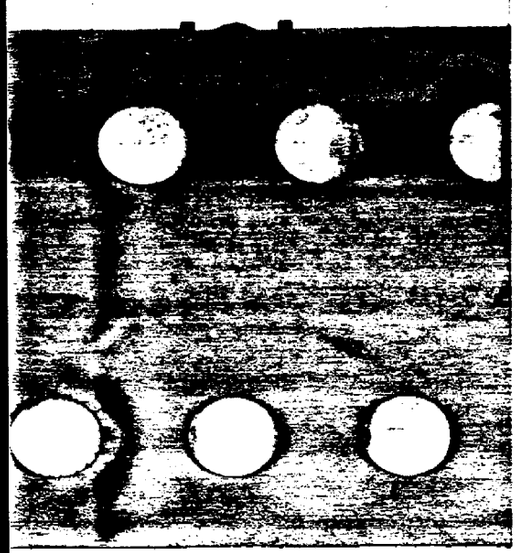
_____
Notary Public

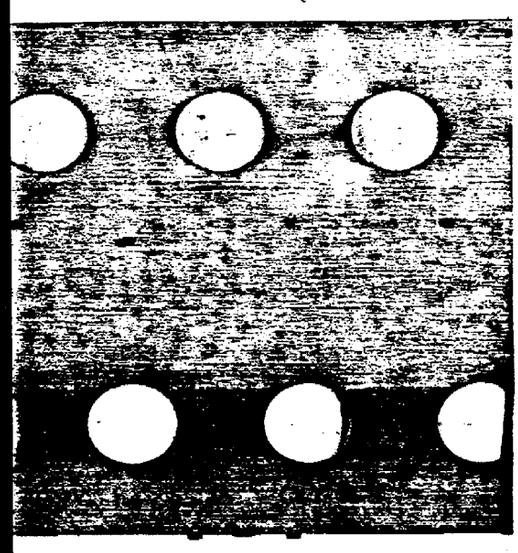
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Nona G. Stephens

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 72900.00
				CON TX 240.57
				PRFEE 0.50
				WDEED 6.00
				TOTAL 247.07
				CHECK 247.07
07/25/88		01		09:09 0001 0448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52198

IDENTIFICATION REFERENCE

JUL 25 9 00 AM '88

FELIX Z. WILSON EX REGISTER
DAVIDSON COUNTY, TN

No. 116219