Box 14

5090
320198-9

BOOK 7621 PAGE 813

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Gregory Scott Sexton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 1988

Notary Public

MY COMMISSION EXPIRES: 3/10/91
(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
Gregory Scott Sexton (NAME)	Fidelity Federal Savings & Loan (NAME)	172=8-A-98
1429 Hunters Branch Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 Gregory Scott Sexton and wife, Joni Lynn Sexton

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

Said Lot No. 98 fronts 66.26 feet on the east margin of Hunters Branch Road and runs back 92.90 feet on the north line and 100.00 feet on the south line to a line in the rear which measures 88.44 feet, more or less, 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.
This conveyance is made subject to the following:
The Plan of record in Book 6900, page 336 and 337, said Register's Office, shows an Owner's Certificate, a 10 foot N.E.S. easement and a 25 foot minimum building setback line from Hunters Branch Road, a 5 foot building envelope from both side lines, a 10 foot public utility and telephone easement on the rear line and a 2.5 X 25 foot anchor easement on the southwest front corner.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6601, page 7, said Register's Office.

By-Laws of record in Book 6632, page 429, said Register's Office.

Open Space as designated in Plat of record in Book 6900, page 336 and 337, said*

unimproved ( )
This is improved (XX) property, known as 1429 Hunters Branch Road, 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 5th day of August, 19 88

Phillips Builders, Inc.
By: [signature] Vice President

*Register's Office.

8-8-88 313.07

STATE OF TENNESSEE
Davidson County

BOOK 7621 PAGE 814

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 _____

C. Wayne Meadows

_____

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 Vice-President of the Phillips Builders, Inc.

a corporation, and that he as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and official seal at Nashville, Tenn. this 5th day of August, 1988.

Susan Calvert Notary Public

Commission Expires 3/3/92

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Gregory Scott Sexton and wife,
Joni Lynn Sexton

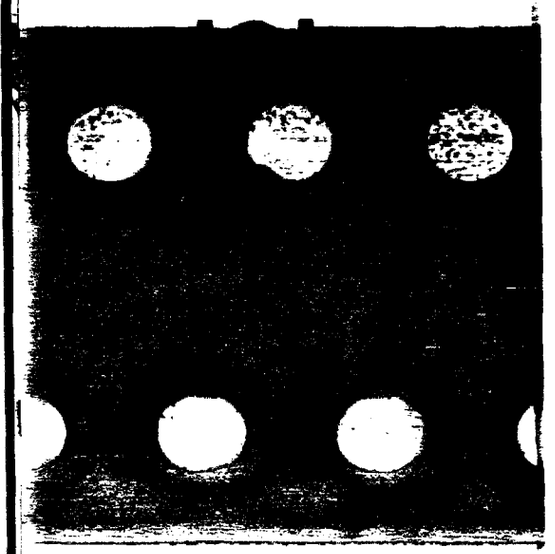
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

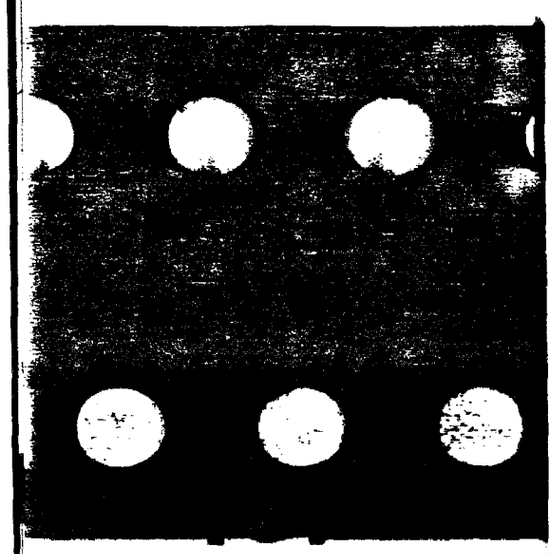
56903

IDENTIFICATION REFERENCE

AUG 8 2 52 PM '88

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7621 PAGE 815

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 92900.00
CAMT 92900.00
CON TX 306.47
PRFEE 0.50
WDEED 6.00
TOTA 312.97
CHECK 312.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/08/88 01 14:56 0001 4960

56903

IDENTIFICATION REFERENCE

AUG 8 2 52 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

VOID
CAMT 92900.00
VOID
CON TX 306.47
CON TX 306.57
No. 121540
CHECK 0.10

08/08/88 01 14:57 0002 4961

Total 313.07