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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 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
Carl R. Beck et ux	Sovran Mortgage Corporation	163-11-C
(NAME) 808 Beazer Lane	(NAME) 201 E. Cary Street	#60
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Richmond, VA 23219	2DU 70782
(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 Carl R. Beck and his wife, Gloria S. Beck

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. 60 on the plan of Revised Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 632, as amended in Deed Book 7554, Page 552, Register's Office for Davidson County, Tennessee, reference to which is made for a more complete and accurate description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Bell Forge Associates 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 Articles of Merger of record in Book 7298, Page 203, said Register's Office.

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

6 1 6 7 7

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

0463 08/25 0101 03CHECK 319.67

This is improved (XX) unimproved ( ) property, known as 808 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, 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 23rd day of August, 1988

Phillips Builders, Inc.
By: Jackie Roark Vice Pres.
Jackie Roark, 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 Jackie Roark or proved to me upon the basis of satisfactory evidence and ~~_____~~ with whom I am personally acquainted and who upon ~~XXXXXXXXXXXXXXXXXXXX~~ acknowledged ~~XXXXXXXXXXXX~~ herself to be the Vice President and ~~_____~~ her oath respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~She~~ 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 ~~23rd~~ day of August, 19 ~~88~~.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Carl R. Beck
Gloria S. Beck

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	94900.00
CON TX	313.17
PRFEE	0.50
WDEED	6.00
TOTAL	319.67
CHECK	319.67

08/25/88 01 08:55 0001 0463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 6 1 7

IDENTIFT REFERENCE

AUG 25 8 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126973