File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,431.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 10-9-91
(AFFIX SEAL)

BOOK 7637 PAGE 508

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
Johnny A. Menees et ux (NAME)	Bailey Mortgage Company (NAME)	172-8-A
1313 Paulson Way (STREET ADDRESS OR ROUTE NUMBER)	200 South Lamar (STREET ADDRESS)	#23
Antioch, TN 37013 (CITY) (STATE) (P.O ZIP)	Jackson, MS 39215-1389 (CITY) (STATE) (ZIP)	5D 63858

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 Johnny A. Menees and his wife, Phyllis F. Menees

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. 23 on the plan of Hunters Branch, Section Two-B, of record in Plat Book 6900, Pages 336 and 337, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 108.21 feet on the northerly margin of Paulson Way and extends back 98.88 feet on the westerly line and 95.56 feet on the easterly line to a dead line in the rear measuring 35.0 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Hunter's Branch Development of record in Book 7179, page 182, Register's Office for Davidson County, Tennessee. The said Philhall Corporation 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.

AUG 29 8 40 AM '88
FEE 1.00 TAX 0.00 REGISTER'S FEE
DAVIDSON COUNTY TN

INSTRUMENT REFERENCE

6 2 5 6 3

This is improved (XX) unimproved ( ) property, known as 1313 Paulson Way, (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 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 August, 1988

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

ATTEST:

STATE OF TENNESSEE
Davidson County

BOOK 7637 PAGE 509

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 several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Vice President

and/ _____ respectively of the Phillips Builders, Inc.

the within named bargainor, a corporation, and that ~~(s)~~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~~

and as such _____.

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

My commission expires 10-9-91

Notary Public

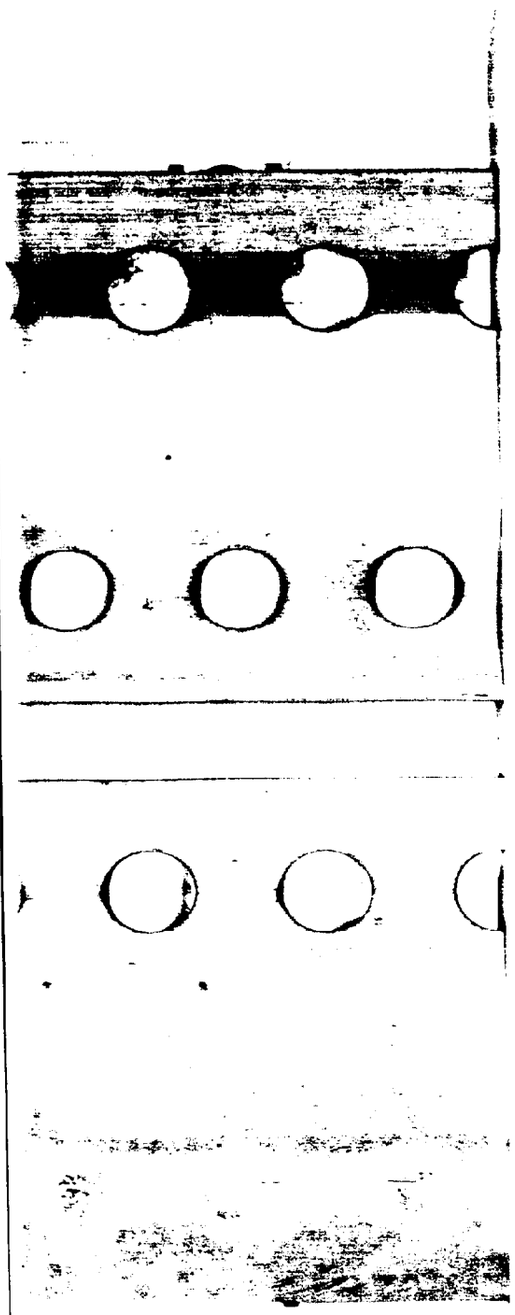
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Johnny A. Menees
Phyllis F. Menees

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

1504 08/29 0101 CASHIER 324.62



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7637 PAGE 510

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	96431.00
CON TX	318.12
PRFEE	0.50
WDEED	6.00
TOTAL	324.62
CHECK	324.62

08/29/88 01 08:41 0001 1504

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62563

IDENTIFICATION REFERENCE

AUG 29 8 40 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 128005