File Box 43

BOOK 7642 PAGE 920

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,900.00

Robert J. DeBerry, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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
Robert J. DeBerry, Jr. et ux	Sovran Mortgage Corporation	150-3 #358
(NAME) 1316 Ravenna Court South	(NAME) 201 E. Cary Street	2D 76484
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) 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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. DeBerry, Jr. and his wife, Susie R. DeBerry

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. 412 on the plan of Section Nine, "The Country", of record in Plat Book 6900, Pages 285 and 286, Register's Office for Davidson County, Tennessee.

SAID Lot No. 412 fronts 35.0 feet on the southwesterly margin of Ravenna Court South and extends back 160.70 feet on the easterly line and 130.74 feet on the northwesterly line to a broken line in the rear measuring 238.20 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. (both now known as Phillips Builders, Inc., by Articles of Merger of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee), by instrument of correction of record in Book 7225, Page 222, and by Quitclaim Deed of record in Book 7195, Page 100, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (XX) property, known as 1316 Ravenna Court South, Antioch, TN 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 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 30th day of August, 19 88

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 ~~her oath~~ ~~several oaths~~ acknowledged ~~(herself)~~ ~~(themselves)~~ herself to be the Vice President /and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~she~~ 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 30th day of August, 19 88.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Robert J. DeBerry, Jr.
Susie R. DeBerry

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

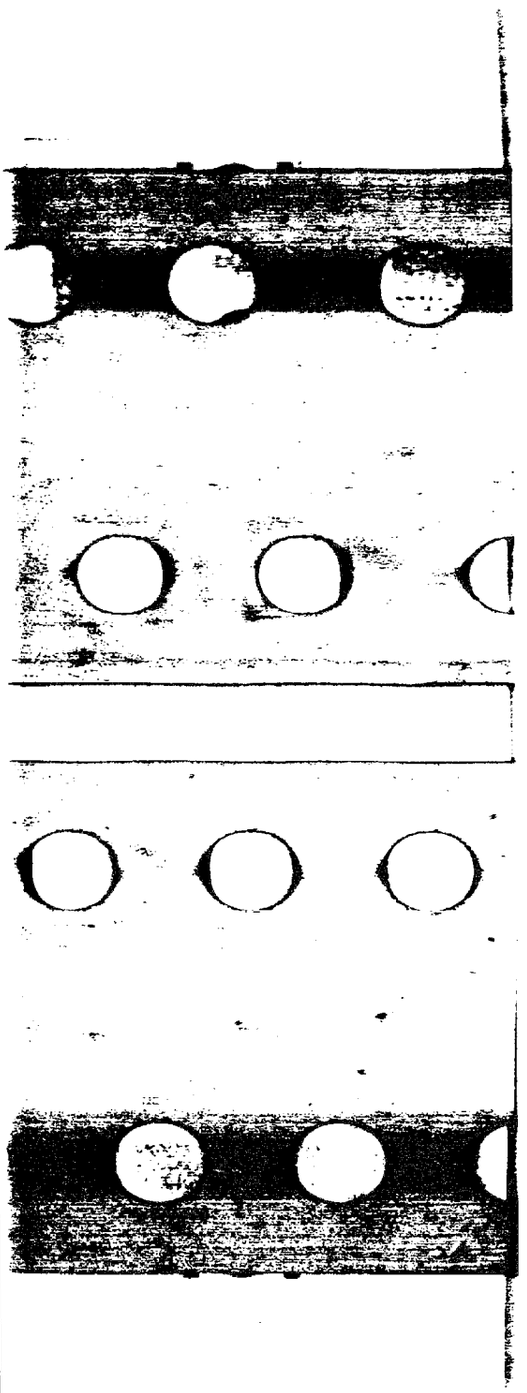
IDENTIFICATION

SEP 28 AM 8:52

6431.8

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD

STATE 09/02 0101 CHECK 382.17



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 113900.00
CON TX 375.87
PRFEE 0.50
WDEED 6.00
TOTAL 382.37
CHECK 382.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/98 01 08:52 0001 3346

6431.8

IDENTIFICATION REFERENCE

SEP 2 8 52 AM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 130422