File Box 43

BOOK 7642 PAGE 960

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th 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 NUMBER
Frank E. Moore et ux	Sovran Mortgage Corporation	53-0 #5
(NAME)	(NAME)	
1516 Joe Pyron Drive	201 E. Cary Street	11D 94263
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	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 Frank E. Moore and his wife, Carolyn D. Moore

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. 97 on the plan of Kimbolton, Phase I, of record in Plat Book 6900, Pages 276, 277 and 278, as amended in Deed Book 7577, Page 553, Register's Office for Davidson County, Tennessee.

SAID Lot No. 97 fronts 80.0 feet on the southeasterly margin of Joe Pyron Drive and extends back 187.50 feet on parallel lines to a dead line in the rear measuring 80.0 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., (now known as Phillips Builders, Inc., by instrument of record in Deed Book 7298, Page 203, Register's Office for Davidson County, Tennessee), by deed from Betty Ritchie Casey and husband, Gerald Casey; Andy T. Ritchie, III, and wife, Phyllis Ritchie; Edward C. Ritchie and wife, Anne Ritchie; and Joan Ritchie, a feme sole, of record in Book 6746, page 672, 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 1516 Joe Pyron Drive, Madison, TN 37115
(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 29th 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~~ ~~(his oath)~~ ~~(himself)~~ with whom I am personally acquainted and who upon ~~XXXXXXXXXXXXXXXX~~ her oath acknowledged ~~XXXXXXX~~ herself ~~and~~ ~~(he/she/they)~~ to be the Vice President ~~and~~ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~XXXX~~ she as such Vice President ~~and~~ ~~(he/she/they)~~, 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 29th day of August, 19 88.

My commission expires 3/11/90

_____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Frank E. Moore
Carolyn D. Moore

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

IDENTIFICATION

6432 6.

SEP 2 8 59 AM '88
HELEN C WILSON REGISTER
DAVIDSON COUNTY TN

I355 09/02 0101 03CHECK 322.97

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	95900.00
CON TX	316.47
PRFEE	0.50
WDEED	6.00
TOTAL	322.97
CHECK	322.97

09/02/88 01 09:00 0001 3355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

643326

IDENTIFICATION

SEP 2 8 59 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 130430