Realty 48

BOOK 7655 PAGE 527

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 91,507.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 1988.

_____
Notary Public

MY COMMISSION EXPIRES: July 13, 1991

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.

TAX BILLS TO OWNER P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Virginia F. Brooks (NAME)	NONE (NAME)	
1433 Hunters Branch Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	172-8-A 99CO
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	5D 63855

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., formerly known as Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia F. Brooks

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. 99 on the Plan of Section 2B, Hunters Branch, of record in Book 6900, Pages 336 and 337, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillips Builders, Inc., formerly known as Philhall Corporation by deed from Hunter's Branch Development, Inc., a Tennessee Corporation of record in Book 7179, Page 182, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6601, Page 7; by-laws of record in Book 6632, Page 429; articles of incorporation of Hunters' Branch Homeowner's Association of record in Book 6632, Page 424, and all matters as shown on the Plan of Record.

6 8 7. 3 3.

IDENTIFICATION REFERENCE

SEP 19 2 42 PM '88

FILED & WILLIAM M. DEMPSTER
REGISTER DAVIDSON COUNTY, TN

This is improved (XX) property, known as 1433 Hunters Branch Road, Antioch, TN 37013
unimproved ( ) (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 my hand this 16th day of September, 19 88

Phillips Builders, Inc.
By: Jackie Black, Vice Pres.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackie Rich

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the vice-president of the maker or a constituent of the maker and she is ____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 16th day of September, 1988.

Elizabeth Smith
Notary Public ~~Teresa L. Beard~~

NOTARY PUBLIC AT LARGE STATE OF TN

My commission expires: ~~7/13/91~~ 1/11/92

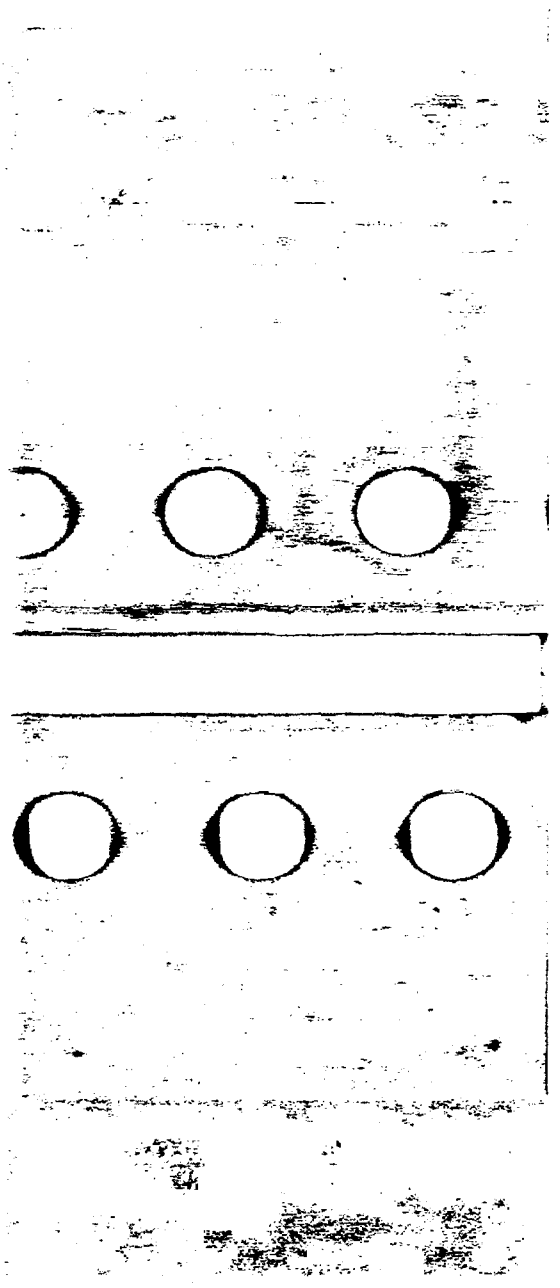
DEED

FROM
Phillips Builders, Inc.

TO
Virginia F. Brooks

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

8434 08/19 0101 03CHECK 308.45



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 91507.00
CON TX 301.95
PRFEE 0.50
MTGFEE 6.00
TOTAL 308.45
CHECK 308.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/88 01 14:44 0001 8434

6887.33

IDENTIFICATION REFERENCE

SEP 19 2 42 PM '88

FELIX Z. WILSON

No. 135438