BOOK 7663 PAGE 108

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,130.00

Thomas N. Newbern
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Thomas N. Newbern (NAME)	Owner (NAME)	150-03
1108 Elkader Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	371.00
Antioch, TN 37013 (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 Thomas N. Newbern and wife, Barbara J. Newbern

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. 425 on the Plan of The Country, Section 9 of record in Book 6900, Page 285 and 286, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Phillips Builders, Inc. by deed of record in Book 7225, Page 222, Register's Office for Davidson County, Tennessee.

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

71337

TENNESSEE REGISTRY

SEP 28 9 16 AM '88

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unimproved ( )
This is improved (XX) property, known as 1108 Elkader Court, 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 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 27th day of September, 19 88

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

STATE OF TENNESSEE
Davidson County

BOOK 7663 PAGE 109

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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the Undersigned a Notary Public in and for the State and County aforesaid, personally appeared Jackie Roark

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be the _____ Vice President of the Phillips Builder's Inc a corporation, and that she as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Vice President.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of September, 1988.

Joni Stephens Notary Public

Commission Expires 10-9-91

WARRANTY DEED

FROM

TO

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7663 PAGE 110

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 116113.00
CON TX 383.13
PRFEE 0.50
WDEED 6.00
TOTAL 389.63
CHECK 389.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/28/88 01 09:16 0001 1423

7-13337

SEP 28 9 16 AM '88

No. 138380