File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,611.00

x Ralph B Erskine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 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 |
|---|---|---|
| Ralph B. Erskine et ux | Leader Federal Mortgage, Inc. | 172-8-A-22 |
| (NAME) | (NAME) | |
| 1309 Paulson Way | P.O. Box 2926 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, TN 37013 | Memphis, TN 38101-2926 | |
| (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 Ralph B. Erskine and his wife, Deborah L. Erskine

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. 22 on the Plan of Section Two-B, Hunters Branch, as shown on plat of record in Plat Book 6900, Pages 336 and 337 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the property conveyed to Philhall Corporation by deed 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 instrument of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

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

7.1 C 8.3.

IDENTIFICATION REFERENCE

SEP 28 4 12 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1784 09/28 0101 03CHECK 285.68

unimproved ( )
This is improved XX property, known as 1309 Paulson Way, 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 26th day of September, 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

/and _____ or proved to me upon the basis of satisfactory evidence _____ with whom I am personally acquainted and who upon ~~(his oath)~~ ~~(their oaths)~~ her oath acknowledged ~~(himself)~~ ~~(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 _____ /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 26th day of September, 19 88.

My commission expires 3/11/90

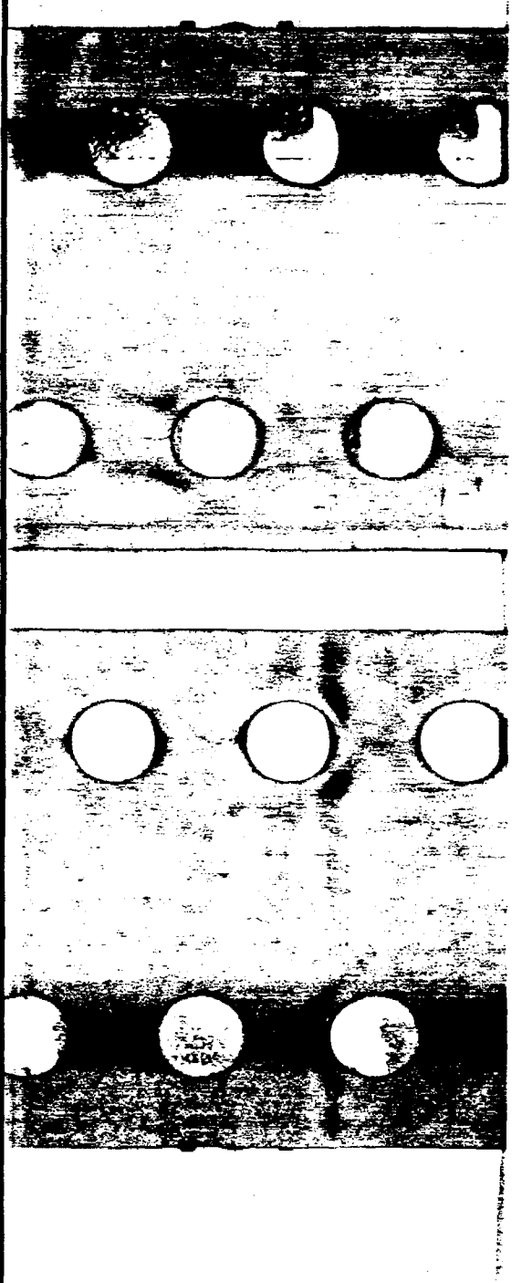
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Ralph B. Erskine
Deborah L. Erskine

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



**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 | 84611.00 |
| CON TX | 279.18 |
| PRFEE | 0.50 |
| MDEED | 6.00 |
| TOTAL | 285.68 |
| CHECK | 285.68 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1784

7.1 C.I.

IDENTIFICATION REFERENCE

Sep 28 4 12 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 138738