File Box 43

BOOK 7687 PAGE 625

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 88.

Notary Public

MY COMMISSION EXPIRES 10-5-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Jana Herrera, unmarried	Sovran Mortgage Corporation	053-09-0
(NAME) 614 Brentmeadow Circle	(NAME) 201 East Carey Street	058
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Richmond, VA 23219-3736	11D 94256
(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 Jana Herrera, unmarried

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. 41A on the plan of Zone Lot Division Lots 39 and 41, Phase 1, Kimbolton, of record in Plat Book 6900, Page 272, as amended in Plat Book 6900, Page 742, Register's Office for Davidson County, Tennessee.

SAID Lot No. 41A fronts 47.0 feet on the northerly margin of Brentmeadow Circle and extends back 135.70 feet on the westerly line and 118.87 feet on the broken easterly line to a dead line in the rear measuring 89.66 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., (now known as Phillips Builders, Inc., 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.

1252 10/27 0101 03CHECK 204.17

unimproved ( )
This is improved (XX) property, known as 614 Brentmeadow Circle, 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 20th day of October, 1988

Phillips Builders, Inc.
By: Jackie Roark, Vice Pres.
Jackie Roark, Vice President

ATTEST:

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STATE OF TENNESSEE
Davidson County

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 XXXXXXXXXXXXXXX XXXXXXX Vice President or proved to me upon the basis of satisfactory evidence upon (his/~~several~~/oath) acknowledged (himself/herself) to be the ~~Phillips Builders, Inc.~~ her oath with whom I am personally acquainted and who

/and/ _____ ~~respectively~~ of the _____

the within named bargainor, a corporation, and that (he/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 20th day of October, 19 88.

My commission expires 10-9-91

_____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

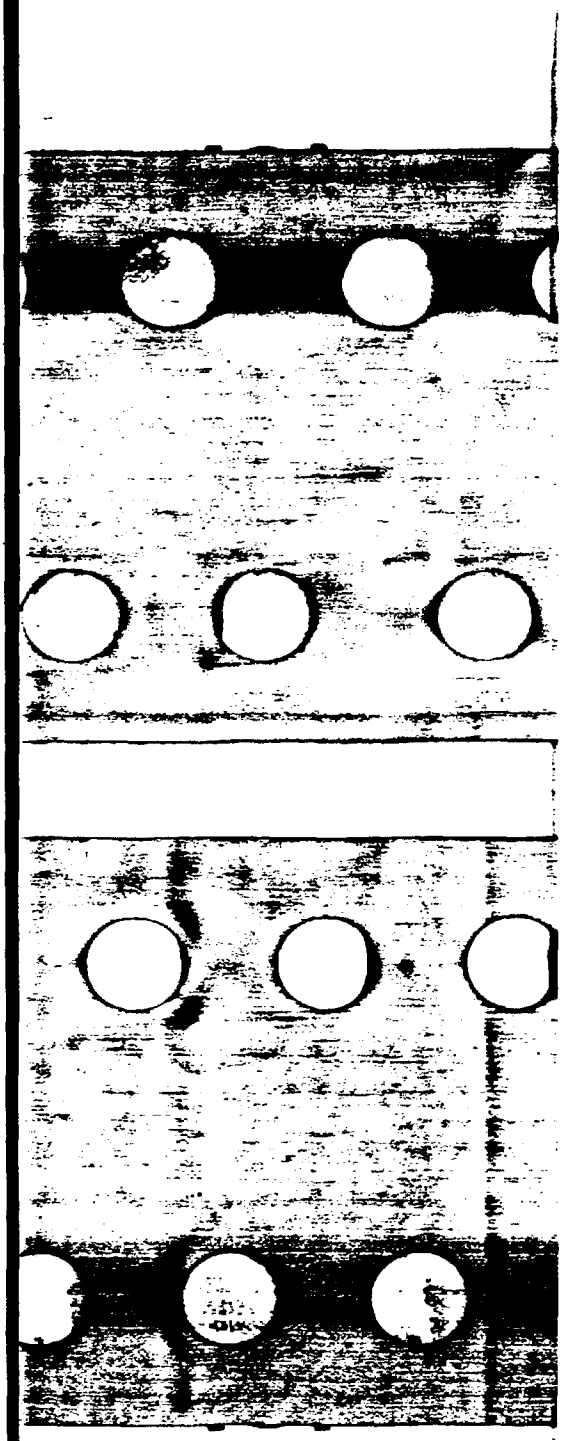
TO
Jana Herrera, unmarried

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

7 9 9 7 9

IDENTIFICATION REFERENCE

OCT 27 8 20 AM '88
FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN



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	59900.00
CON TX	197.67
PRFEE	0.50
WDEED	6.00
TOTAL	204.17
CHECK	204.17

10/27/88 01 08:24 0001 1252

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7997.9

IDENTIFICATION REFERENCE

OCT 27 8 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147991