File Box 43

BOOK 7692 PAGE 99

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 88

Notary Public

MY COMMISSION EXPIRES 10-9-90
(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
Jerry T. Young et ux	Sovran Mortgage Corporation	150-08
(NAME)	(NAME)	
3520 Dove Creek Road	201 E. Cary Street	#109
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	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 Jerry T. Young and his wife, Geneva I. Young

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. 408 on the Final P.U.D. plan of Phase I, Somerset, of record in Book 6900, Pages 690 and 691, said Register's Office.

SAID Lot No. 408, which is a corner lot, fronts 89.0 feet on the southeasterly margin of Dove Creek Court and fronts 50.0 feet on the southwesterly margin of Dove Creek Road, said frontages being joined by a curve having a length of 36.77 feet, and extends back 84.18 feet on the southwesterly line and 119.47 feet on the southeasterly line to a point of intersection.

Being part of the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc. by deed of record in Book 4654, Page 67, Book 5172, Page 405 and by quitclaim of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee. The said Philhall Corporation and Randall Phillips Builders, Inc. 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.

unimproved ( )
This is improved (XX) property, known as 3520 Dove Creek Road, 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 28th day of October, 1988

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

Attest:

STATE OF TENNESSEE
Davidson County

BOOK 7692 PAGE 190

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~~ _____ with whom I am personally acquainted and who upon ~~(his oath) (their several 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 ~~28th~~ day of October, 19 88.

My commission expires 10-9-91

_____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Jerry T. Young
Geneva I. Young

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

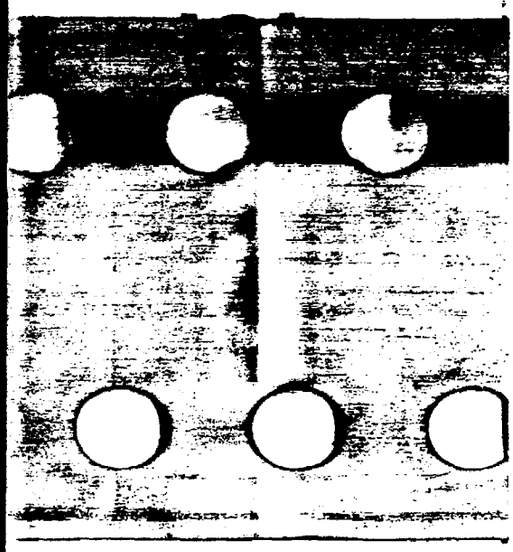
8147.

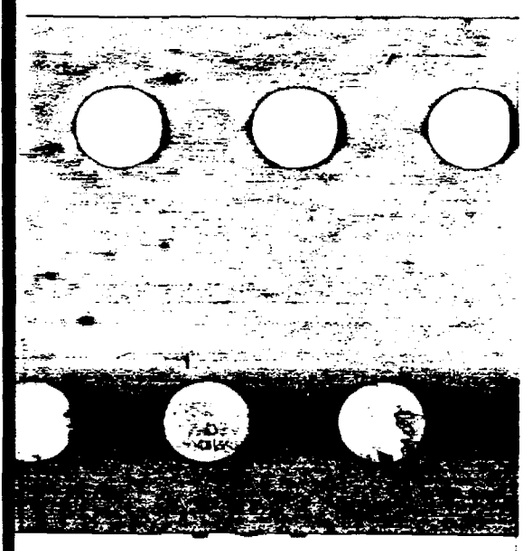
IDENTIFICATION REFERENCE

Nov 1 11 21 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

3102 11/01 0101 03CHECK 329.57





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7692 PAGE 101

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 97900.00
CON TX 323.07
PRFEE 0.50
WDEED 6.00
TOTAL 329.57
CHECK 329.57

11/01/88 01 11:23 0001 3102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.14772

IDENTIFICATION REFERENCE

NOV 1 11 02 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149731