This Instrument Prepared By:
Kristine M. Hanson, Attorney
Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

WARRANTY DEED

BOOK 7692 PAGE 760

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. McDougall	Home Savings of America, F. A.	150-3-370.00
(NAME)	(NAME)	
1112 Elkader Court South	P. O. Box 7075	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Pasadena, CA 91109-7075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- *Dollars.*

Cash in hand paid by James E. McDougall and Gail Eileen Davis and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Phillips Builders, Inc., A Tennessee Corporation and Philhall Corp., A Tennessee Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said James E. McDougall and Gail Eileen Davis, with rights of survivorship *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 424 on the Plan of "The Country" Section Nine, as shown on plat of record in Plat Book 6900, pages 285 and 286 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation and Philhall Corp., A Tennessee Corporation by QuitClaim Deed from Phillips Builders, A Tennessee Partnership composed of Randall L.Phillips, Harry Edward Phillips and Randall Phillips of record in Book 7195, page 100 as corrected by Instrument of Correction of record in Book 7225, page 222, Register's Office for Davidson County Tennessee. The said 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.

Commonly Known As: 1112 Elkader Court South, Antioch, Tennessee 37013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 130,900.00
Subscribed and sworn to before me this the 28th *day of* October *19*88
Affiant
My Commission expires: 5/19/91 *(Affix Seal)*
Notary Public Judy A. Lehman

unimproved ( )
This is improved (X) property, known as 1112 Elkader Court South Antioch, TN 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 28th *day of* October *, 19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

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

Philhall Corp.
By: Jackie Roark Vice Pres.
Jackie Roark, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7692 PAGE 761

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named 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
COUNTY OF WILLIAMSON

Before me, Judy A. Lehman, *a Notary Public of 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* her *self to be* Vice-President *of the* Phillips Builders, Inc. & Philhall Corp., *the within named bargainor, a corporation, and that* s *he as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* her *self as* Vice-President.

Witness my hand and seal, at office in Brentwood, Tennessee, *this* 28th *day of* October, *19* 88

Judy A. Lehman *Notary Public*

Commission expires 5/19/91

8.16.62

IDENTIFICATION REFERENCE

Nov 1 3 29 PM '88

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

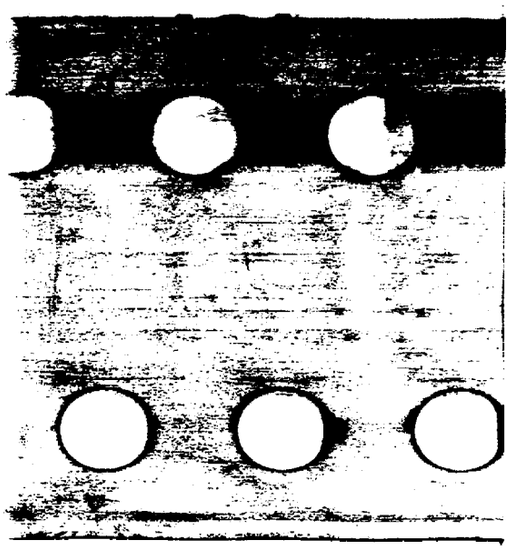
WARRANTY DEED

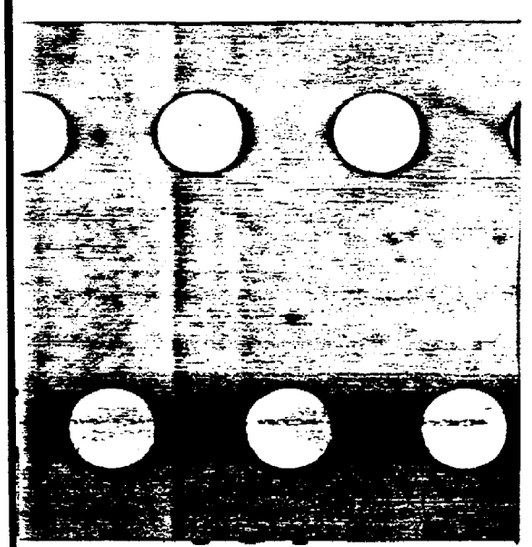
FROM
Phillips Builders, Inc.

TO
James E. McDougall and Gail Eileen Davis

3503 11/01 0101 03CHECK 438.47

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7692 PAGE 762

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:16:62

IDENTIFICATION REFERENCE

Nov 1 8 29 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

11/01/88 01 15:32 0001 3303

1300900.00
ERR CO
CAMT
1300900.00-
CAMT
130900.00
CON TX 431.97
PRFEE 0.50
WDEED 6.00
TOTAL 438.47
CHECK 438.47

No. 149930