BOOK 7693 PAGE 763 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,900.00

Mark S. Conder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 1988

Notary Public

MY COMMISSION EXPIRES 3/11/90
(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
Mark S. Conder et ux	Sovran Mortgage Corporation	53-13 #83
(NAME) 320 Chesterfield Circle	(NAME) 201 E. Cary Street	11D-94302
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) 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 Mark S. Conder and his wife, Sara D. Conder

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. 16 on the Plan of Kimbolton, Phase 1, of record in Plat Book 6900, Pages 276, 277 and 278, as amended in Book 7577, Page 553, said Register's Office.

SAID Lot No. 16 fronts 95.67 feet on the westerly margin of Chesterfield Circle and extends back 156.72 feet on the southerly line and 154.90 feet on the northerly line to a dead line in the rear measuring 95.0 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. 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. 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.

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

8 1 9 7 3

IDENTIFICATION REFERENCE

Nov 2 1 16 PM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

3652 11/02 0101 03CHECK 296.57

unimproved ( )
This is improved (XX) property, known as 320 Chesterfield 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 1st day of November, 1988

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 or proved to me upon the basis of satisfactory evidence ~~/s/he~~ with whom I am personally acquainted and who upon ~~(their /several/ oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Vice-President ~~/s/he~~ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~S(he)~~ she as such Vice-President ~~/s/he~~ _____, 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 1st day of November, 19 88.

My commission expires 3/11/90

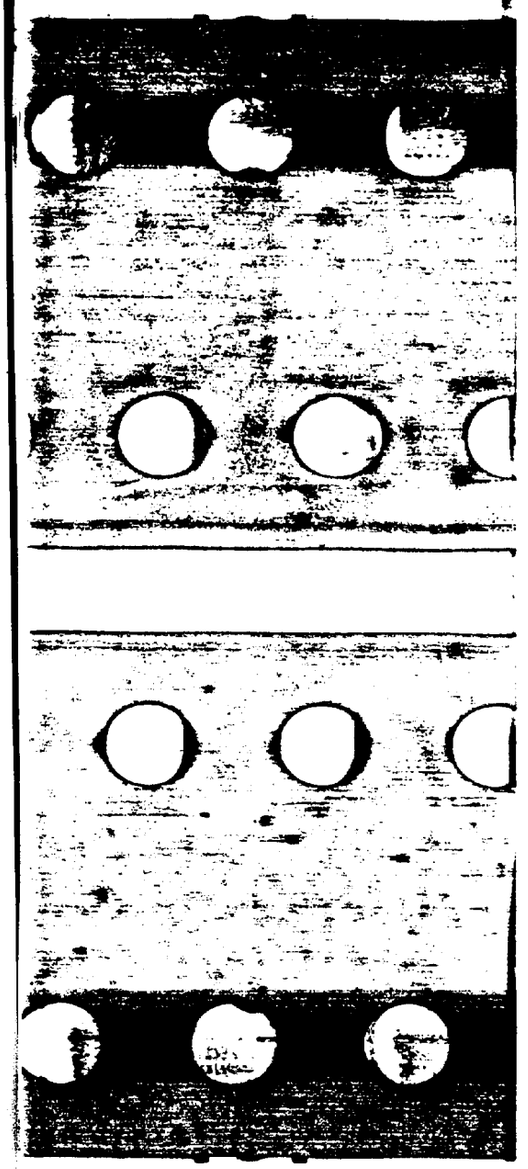
Notary Public

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Mark S. Conder
Sara D. Conder

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 87900.00
CON TX 290.07
PRFEE 0.50
WDEED 6.00
TOTAL 296.57
CHECK 296.57

11/02/88 01 13:19 0001 3652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 9 7 3

IDENTIFICATION REFERENCE

NOV 2 1 16 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150267