File Box 43

BOOK 7694 PAGE 681

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,851.00

Janet L. Shouse
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
John M. Shouse et ux	Leader Federal Savings and Loan Association	
(NAME) 8060 Claytie Circle	(NAME) P.O. Box 2926	141-15-D
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS) Memphis, TN 38101-2926	#96
(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 John M. Shouse and his wife, Janet L. Shouse

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. 96, on the Plan of Phase II, "Sheffield" on the Harpeth, as shown on plat of record in Plat Book 6900, Page 410 and 411 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 Randall Phillips Builders, Inc., by Deed of Record in Book 7195, page 96, 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.

FELIX Z. MILTON JR. REGISTER
DAVIDSON COUNTY, TN
Nov 3 8 55 AM '88

TWENTIETH REFERENCE

8 2 2 4 6

unimproved ( )
This is improved (XX) property, known as 8060 Claytie Circle, (House Number) (Street) Nashville, TN 37221 (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 it, 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

and _____ or proved to me upon the basis of satisfactory evidence with whom I am personally acquainted and who upon ~~(his oath)~~ her oath ~~(himself)~~ herself acknowledged ~~(themselves)~~ to be the Vice President

and _____ respectively of the Phillips Builders, Inc.

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 1st day of November, 19 88.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

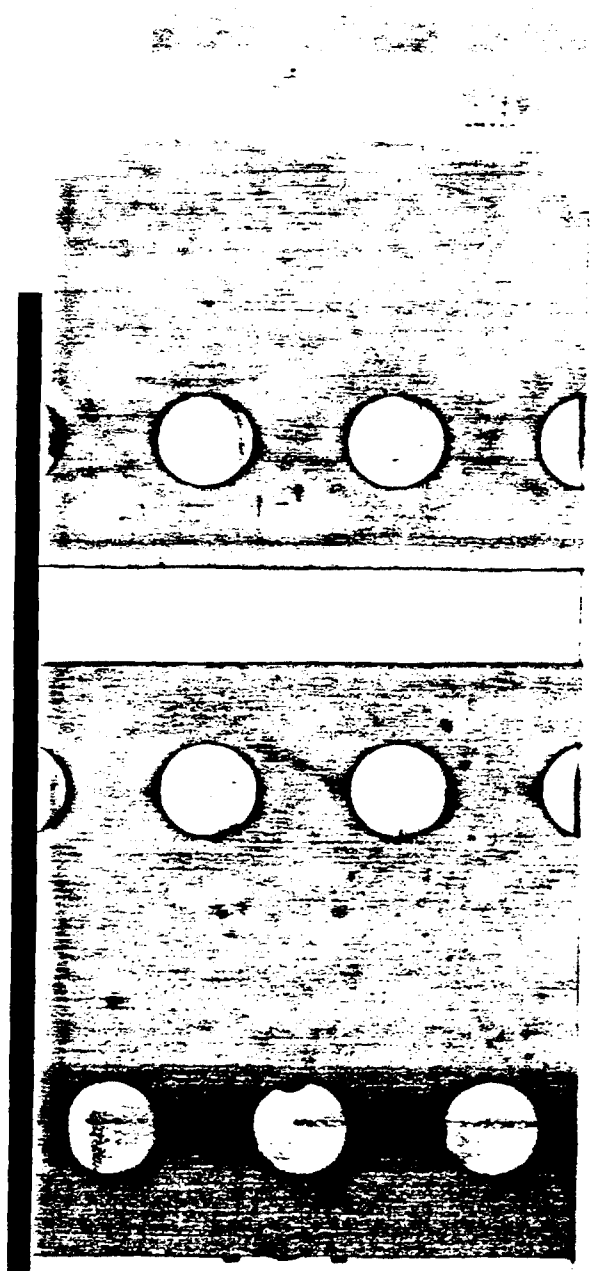
TO

John M. Shouse

Janet L. Shouse

3937 11/03 0101 03CHECK 520.97

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	155851.00
			CON TX	514.47
			PRFEE	0.50
			WDEED	6.00
			TOTAL	520.97
			CHECK	520.97
11/03/88	01	08:58	0001	3937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.2246

IDENTIFICATION REFERENCE

NOV 3 8 55 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150549