File Box 43

BOOK 7708 PAGE 285

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,900.00

Mayra Follett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 88

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
Mayra Follett et vir	Leader Federal Savings & Loan Assoc.	26-06 #91
(NAME)	(NAME)	
120 Oxford Court	P.O. Box 2926	GO-20848
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Memphis, TN 38101-2926	
(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 Mayra Follett and her husband, Robert Follett

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. 272, on the Plan of Windsor Green, Phase II, Section II, as shown on plat of record in Plat Book 6900, Page 549 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 6100, Page 617, as corrected by Deed of record in Book 6201, Page 391 and Book 6297, Page 207, 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.

9563 11/21 0101 03CHECK 362.57

87108

IDENTIFICATION

Nov 21 11 12 AM '88

FELIX P. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 120 Oxford Court, (House Number) (Street) Goodlettsville, TN 37072 (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 17th 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 ~~and~~ _____ with whom I am personally acquainted ~~and~~ who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the Vice-President ~~and~~ her oath herself 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~~ ~~and~~ as such _____.

Witness my hand and official seal at office at Nashville on this the 17th day of November, 19 88.

My commission expires 3/11/90

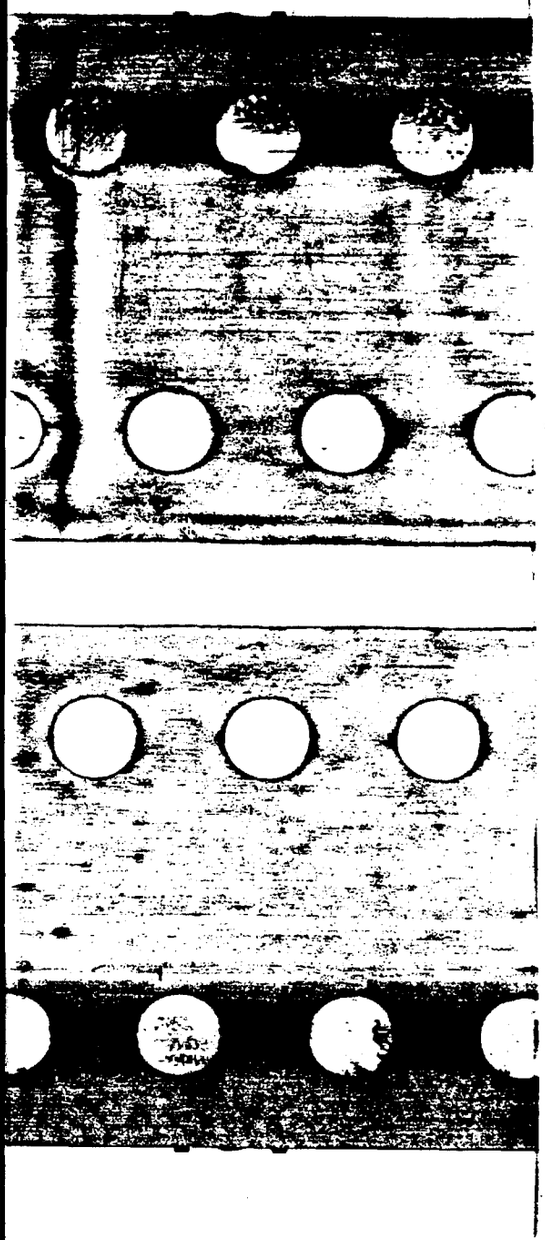
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Mayra Follett
Robert Follett

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				107900.00
			CON TX	356.07
			PRFEE	0.50
			WDEED	6.00
			TOTAL	362.57
			CHECK	362.57
11/21/88		01	11:13 0001	9563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.108

IDENTIFICATION

Nov 21 11 12 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 156103