File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,900.00

x Roland L. Mays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 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
Roland L. Mays et ux (NAME)	Sovran Mortgage Corporation (NAME)	26-7-145
112 Dover Court (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	GO-20764
Goodlettsville, TN 37072 (CITY) (STATE) (P.O ZIP)	Richmond, VA 23219 (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 Roland L. Mays and his wife, Rose A. Mays

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. 223 on the plan of Windsor Green, Phase II, Section 1, of record in Plat Book 6250, Page 989, Register's Office for Davidson County, Tennessee.

SAID Lot No. 223 fronts 66.29 feet on the southeasterly margin of Dover Court and extends back 116.34 feet on the northeasterly line and 102.97 feet on the southwesterly line to a dead line in the rear measuring 78.42 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed of record in Book 6297, page 207, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by Articles of Merger 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.

9091 I.I.

IDENTIFICATION REFERENCE

Dec 5 3 09 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4333 12/05 0101 03CHECK 346.40

This is improved (XX) unimproved ( ) property, known as 112 Dover 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 1st day of December, 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)~~ her oath acknowledged ~~(themselves)~~ herself to be the Vice President /and/ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~they~~ 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 December, 19 88.

My commission expires 3/11/90

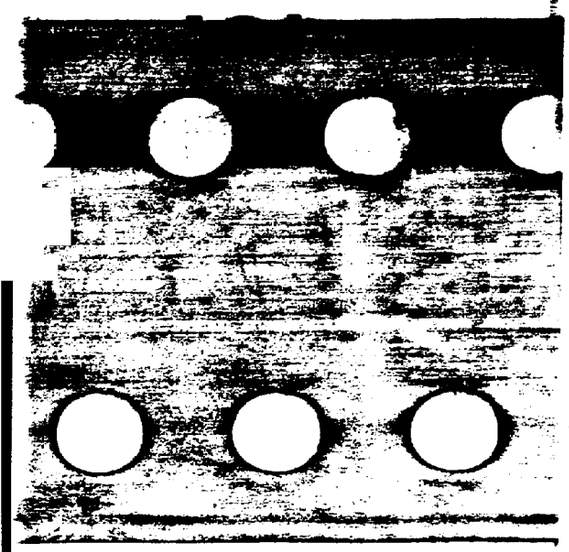
Notary Public

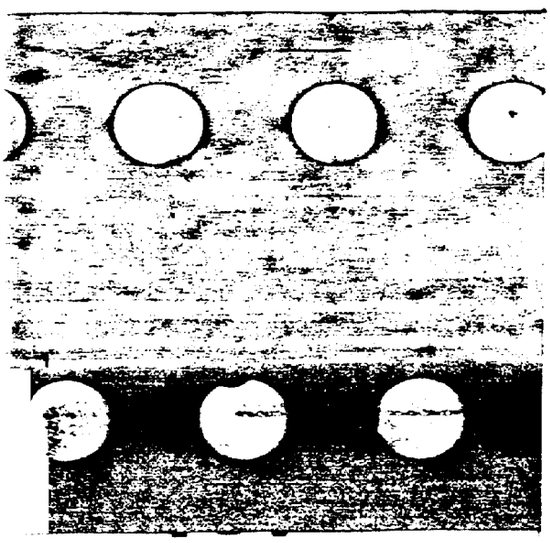
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Roland L. Mays
Rose A. Mays

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 103900.00
CON TX 339.90
PRFEE 0.50
MDEED 6.00
TOTAL 346.40
CHECK 346.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.0 9 F. I.

IDENTIFICATION REFERENCE

Dec 5 3 00 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160552

NASHVILLE BUSINESS F
615-255