BOOK 7721 PAGE 698 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th 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
Robert T. Ivey et ux	Fleet Mortgage Corporation	86-7-162
(NAME)	(NAME)	
1417 Market Square	125 East Wells Street	4D-91874
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Milwaukee, Wisconsin 53201	
(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 Robert T. Ivey and his wife, Tammy S. Ivey

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. 230 on the plan of Phase V-B, Revised, Jacksons Retreat, of record in Plat Book 6250, Page 905, Register's Office for Davidson County, Tennessee.

SAID Lot No. 230 fronts 62.63 feet on the southerly margin of Market Square and extends back 110.00 feet on the easterly line and 113.39 feet on the westerly line to a dead line in the rear measuring 73.36 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from First American National Bank, of record in Book 5584, page 274, 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.

unimproved ( )
This is improved (XX) property, known as 1417 Market Square, Hermitage, TN 37076
(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 5th 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 her oath acknowledged herself to be the Vice President of the Phillips Builders, Inc. the within named bargainor, a corporation, and that she as such Vice President, 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 5th day of December, 19 88.

My commission expires 3/11/90

Notary Public

9 1 4 8 6.

IDENTIFICATION REFERENCE

Dec 7 10 01 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

598-68 CHECK 0301 10/07 4965

WARRANTY DEED

FROM

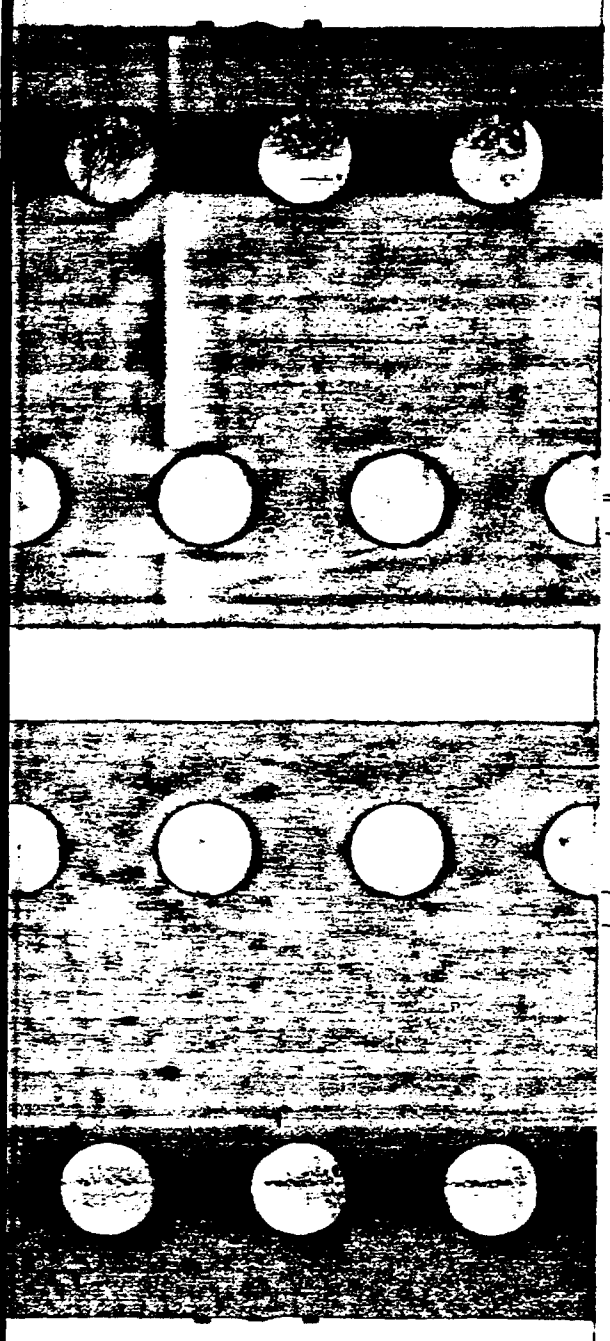
Phillips Builders, Inc.

TO

Robert T. Ivey

Tammy S. Ivey

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 85500.00
CON TX 282.15
PRFEE 0.50
WDEED 6.00
TOTAL 288.65
CHECK 288.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/07/88 01 10:02 0001 4965

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

Dec 7 10 01 AM

IDENTIFICATION REFERENCE

9.14.8.

No. 161171