File Box 43

BOOK 7728 PAGE 488

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~107,400.00~~

J. Gordon Paxton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 19 88

Notary Public

MY COMMISSION EXPIRES 10-4-91
(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
J. Gordon Paxton et ux (NAME)	Sovran Mortgage Corporation (NAME)	26-6-106
106 Swanton Court (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	GO-20863
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 J. Gordon Paxton and his wife, Louise M. Paxton

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. 287 on the plan of Windsor Green, Phase II, Section II, of record in Book 6900, Page 549, Register's Office for Davidson County, Tennessee.

SAID Lot No. 287 fronts 59.41 feet on the northerly margin of Swanton Court and extends back 112.52 feet on the easterly line and 115.38 feet on the westerly line to a dead line in the rear measuring 116.14 feet thereon.

Being part of the same 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, in the 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.

93952

IDENTIFICATION

Dec 15 11 17 AM '88

FILED & WILSON JR REGISTER
DAVIDSON COUNTY, TN

7897 12/15 0101 03CHECK 360.92

unimproved ( )
This is improved (XX) property, known as 106 Swanton Court, Goodlettsville, TN 37072
(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 12th day of December, 1988

Phillips Builders, Inc.
By: Jackie Roark Vice Pres.
Jackie Roark, Vice President
Attest:

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STATE OF TENNESSEE
Davidson County

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 her oath _____ with whom I am personally acquainted/and who upon ~~(his oath) (their several oaths)~~ acknowledged ~~(himself) (themselves)~~ herself 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 12th day of December, 19 88.

My commission expires 10-9-91

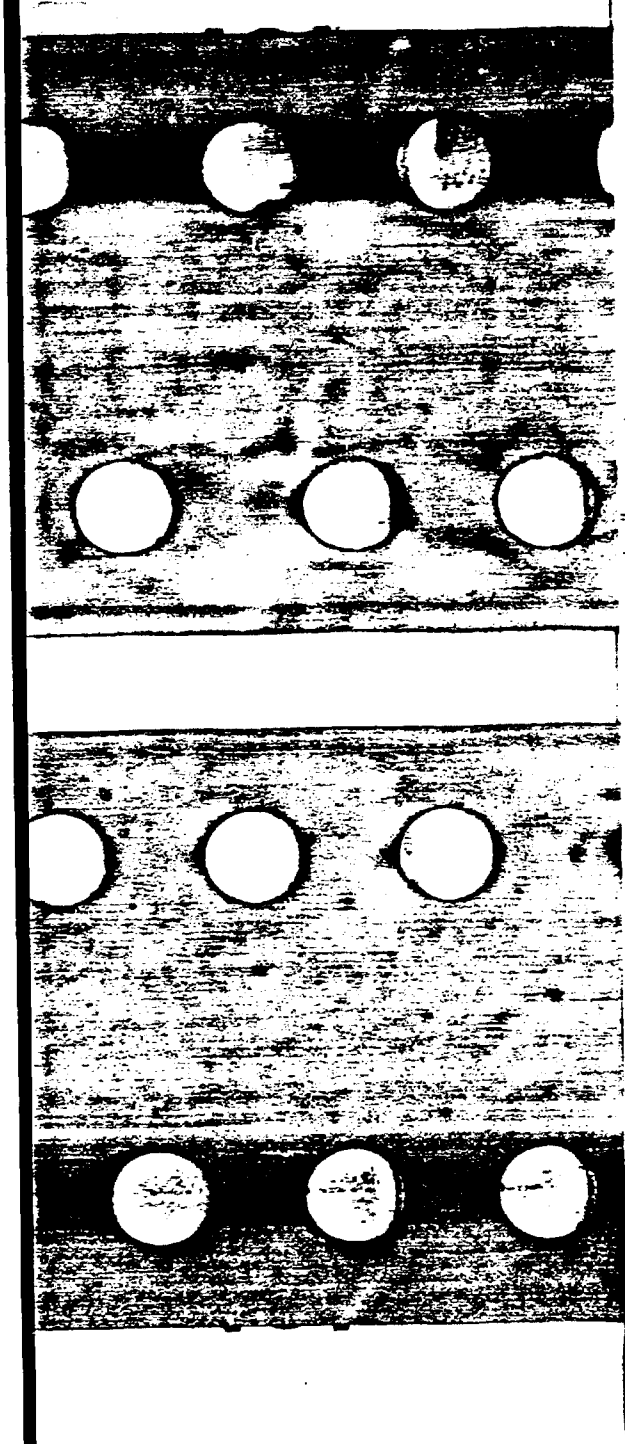
_____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
J. Gordon Paxton
Louise M. Paxton

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 107400.00
CON TX 354.42
PRFEE 0.50
WDEED 6.00
TOTAL 360.92
CHECK 360.92

12/15/88 01 11:16 0001 7897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93952

IDENTIFICATION REFERENCE

DEC 15 11 17 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 164073