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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 102,900.00

John E. Lifsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th 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
John E. Lifsey et ux	Leader Federal Savings and Loan Association	
(NAME) 1416 Hunters Branch Road	(NAME) P.O. Box 2926	172-8-A-84 CO
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) 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 John E. Lifsey and his wife, Pamela K. Lifsey

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, being Lot No. 84, on the Plan of Section Two-B, Hunters Branch, as shown on plat of record in Plat Book 6900, Pages 336 and 337 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 Philhall Corporation and Randall Phillips Builders, Inc., by deed of record in Book 7179, page 182, Register's Office for Davidson County, Tennessee. The said Philhall Corporation and Randall Phillips Builders, Inc., both 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.

9439 12/20 0101 03CHECK 346.07

95173.

IDENTIFICATION REFERENCE

Dec 20 10 33 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1416 Hunters Branch Road, Antioch, TN 37013
(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 16th day of December, 1988

Phillips Builders, Inc.
By: C. Wayne Meadows, Vice President
C. Wayne Meadows, 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 C. Wayne Meadows or proved to me upon the basis of satisfactory evidence /and/ _____ with whom I am personally acquainted /and who upon ~~(their several oaths)~~ his oath acknowledged ~~(themselves)~~ himself to be the Vice President /and/ _____ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~they~~ 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 C. Wayne Meadows 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 16th day of December, 19 88.

My commission expires 3/11/90

Notary Public

NOVELLE J. LATHERS
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
MY COMMISSION EXPIRES MARCH 11, 1990

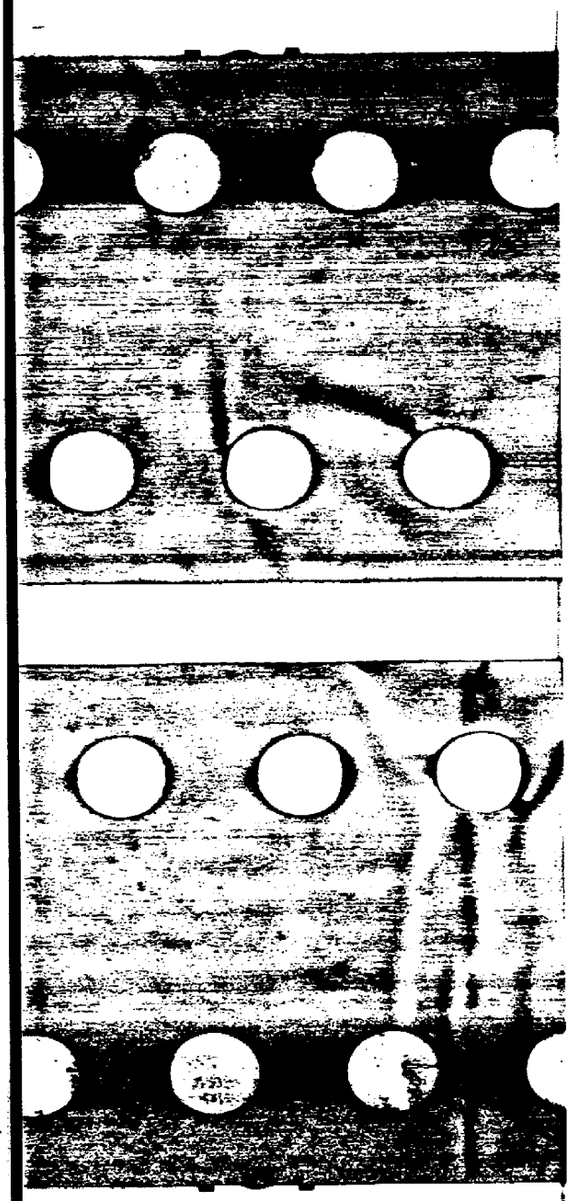
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
John E. Lifsey

Pamela K. Lifsey

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 102900.00
				CON TX 339.57
				PRFEE 0.50
				WDEED 6.00
				TOTAL 346.07
				CHECK 346.07
12/20/88	01			10:32 0001 9439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95173

IDENTIFICATION REFERENCE

DEC 20 10 33 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 165598