File Box 43

BOOK 7731 PAGE 951

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,816.00

Robert Elbert Lowdermilk III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 19 88.

Notary Public

MY COMMISSION EXPIRES 10-9-91
(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
Robert Elbert Lowdermilk III et ux (NAME)	Leader Federal Savings and Loan Association (NAME)	
1420 Hunters Branch Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	172-8-A
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	83CO

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 Elbert Lowdermilk III and his wife, Ellen Sapp Lowdermilk

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. 83, 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.

95175

IDENTIFICATION REFERENCE

Dec 20 10 34 AM '88

FELIX J. WILSON REGISTER
DAVIDSON COUNTY, TN

9441 12/20 0101 03CHECK 309.44

This is unimproved ( ) improved (XX) property, known as 1420 Hunters Branch Road, (House Number) (Street) Antioch, TN 37013 (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:

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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 C. Wayne Meadows

/and _____ or proved to me upon the basis of satisfactory evidence _____ with whom I am personally acquainted/and who upon ~~(his oath) (their several oaths)~~ acknowledged ~~(himself) (themselves)~~ 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 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 10-9-91

Notary Public

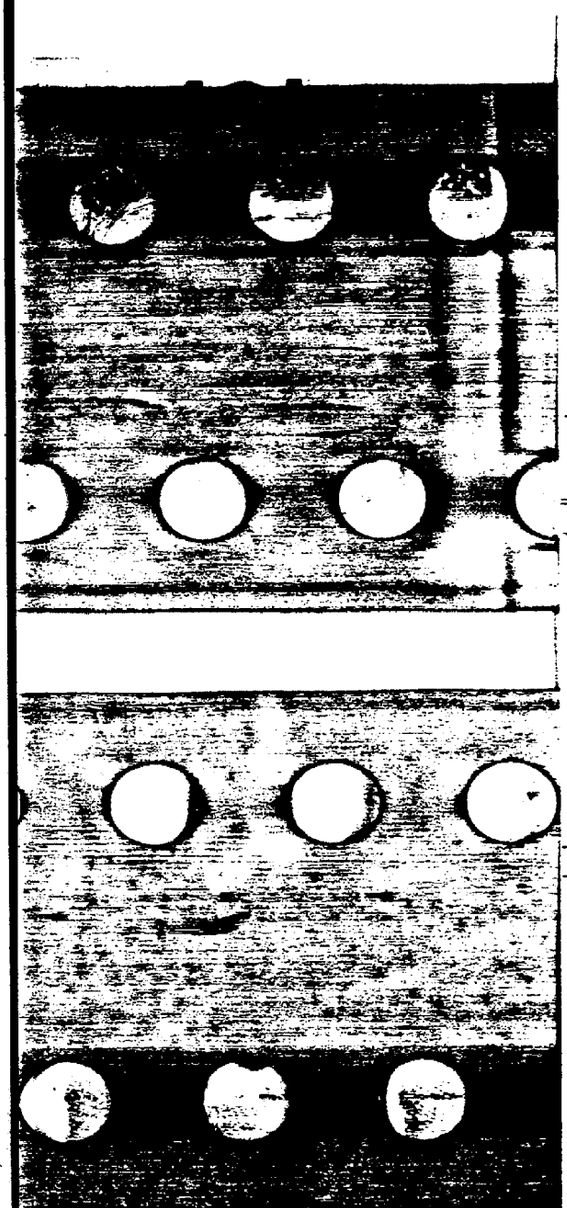
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE SHELBY

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Robert Elbert Lowdermilk III
Ellen Sapp Lowdermilk

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 91816.00
CON TX 302.94
PRFEE 0.50
WDEED 6.00
TOTAL 309.44
CHECK 309.44

12/20/88 01 10:34 0001 9441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95175

IDENTIFICATION REFERENCE

DEC 20 10 34 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165600