file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
William W. Warchus
3612 Green Garden Court
Antioch, TN 37013

MORTGAGEE:
BarclaysAmerican/Mortgage Corporation
5032 Parkway Plaza, Bldg. 8
Charlotte, NC 28217

MAP-PARCEL NUMBERS:
MAP 150
PARCEL 41
2D-38160

WARRANTY DEED

BOOK 7733 PAGE 167

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillips Builders, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William W. Warchus and wife, Margo A. Warchus

hereinafter called the Grantee, Grantee's 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. 353 on the plan of Phase 1, Somerset, formerly Town Village of the Country, Section Six, of record in Book 6900, pages 690 and 691, Register's Office for said County.

Said Lot No. 353 fronts 30 feet on the northeasterly margin of Green Garden Court and extends back 125.98 feet on the southerly line and 136.75 feet on the northwesterly line to a broken line in the rear, measuring 162.32 feet thereon.

Being part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell as of record in Book 4687, page 44, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle of record in Book 5172, page 405, said Register's Office; and being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Hubert Beard and wife Scnear Beard of record in Book 4654, page 67, said Register's Office. The said Philhall Corp. having since quitclaimed said property to said Randall Phillips Builders, Inc. of record in Book 5508, page 923, re-recorded in Book 7411, page 171, said Register's Office. Phillips Builders, Inc. is successor and interest to Randall Phillips Builders, Inc. by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 7402, page 980, as corrected in Book 7404, page 295, Book 7619, page 647. By Laws in Book 7619, page 679, as amended in Book 7657, page 583 and amended again in Book 7675, page 923, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 3612 Green Garden Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of December, 1988.

Phillips Builders, Inc.
By: C. Wayne Meadows, Vice-President
C. Wayne Meadows, Vice-President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared C. Wayne Meadows, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President. Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of December, 19 88.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 95,900.00.

William W. Warchus
Affiant

Subscribed and sworn to before me, this the 16th day of December, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Phillips Builders, Inc.

to:
William W. Warchus and wife, Margo A. Warchus

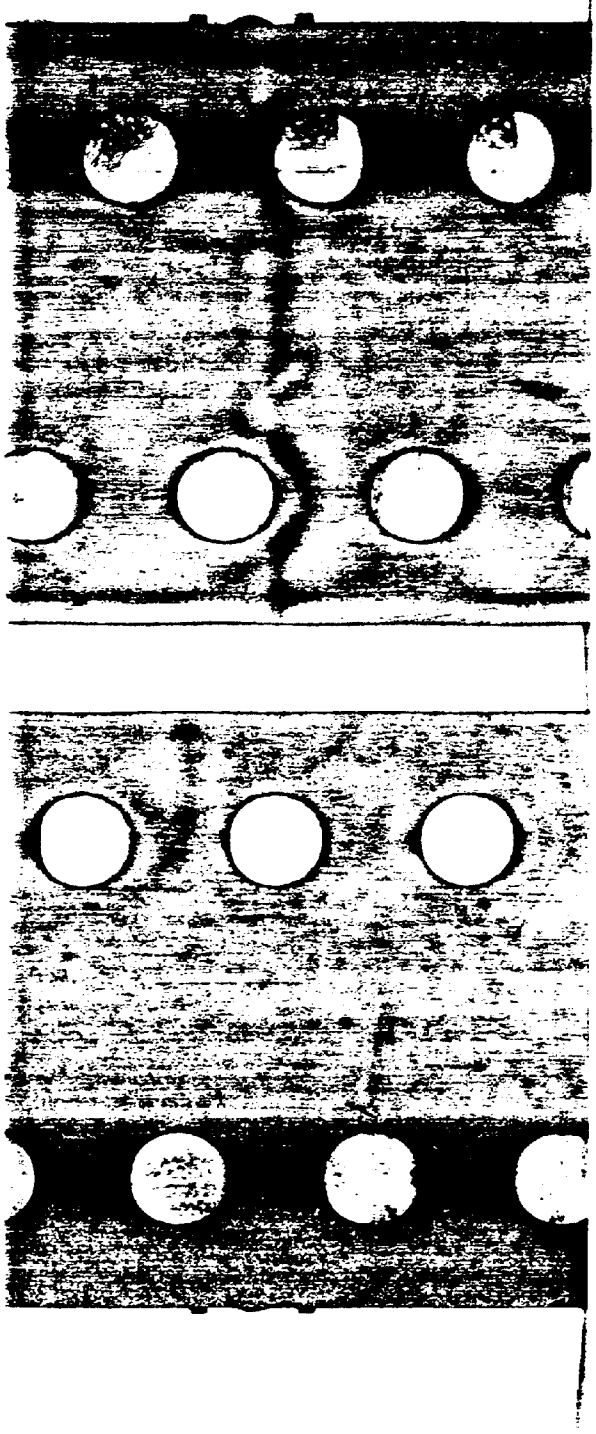
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

LEFT FOR REFERENCE

FILED & WILKINSON REGISTER
DAVIDSON COUNTY, TN
DEC 21 11 07 AM '88

9 5 5 5 9

9873 12/21 0101 03CHECK 322.97



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7733 PAGE 169

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 95900.00
CON TX 316.47
PRFEE 0.50
WDEED 6.00
TOTAL 322.97
CHECK 322.97

12/21/88 01 11:07 0001 9873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95559

IDENTIFICATION REFERENCE

Dec 21 11 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166024