File Box 43

BOOK 7744 PAGE 725

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Joel D. Williams
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 88.

Shirley D. Davis
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
Joel D. Williams et ux	Sovran Mortgage Corporation	150-8-122
(NAME)	(NAME)	
1217 Huntingboro Court	201 E. Cary Street	2D-76726
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Richmond, VA 23219	
(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 Joel D. Williams and his wife, Melissa J. Williams and Walter E. Miller, Jr.

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. 460 on the plan of Phase I, Somerset, formerly known as Towne Village of the Country, Section Six, of record in Book 6900, Page 690, Register's Office for Davidson County, Tennessee.

SAID Lot No. 460 fronts 70.51 feet on the northerly margin of Huntingboro Court and extends back 125.74 feet on the easterly line and 129.61 feet on the westerly line to a dead line in the rear measuring 70.00 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5508, page 923 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.

99129

IDENTIFICATION REFERENCE

JAN 5 9 57 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

3505 01/05 0101 03CHECK 303.17

This is improved (X) unimproved ( ) property, known as 1217 Huntingboro Court, (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 it, 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 23rd day of December, 188

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 ~~(his oath) (their several oaths)~~ her oath 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)~~ 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 23rd day of December, 19 88.

My commission expires 10-9-91

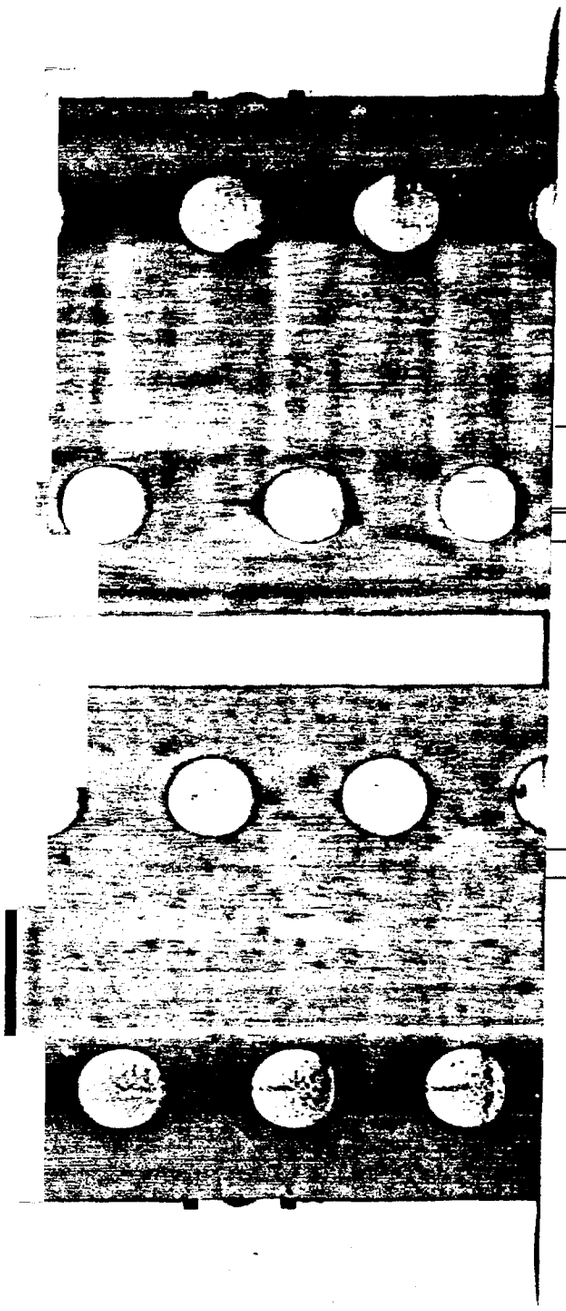
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Joel D. Williams
Melissa J. Williams
Walter E. Miller, Jr.

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	89900.00
			CON TX	296.67
			PRFEE	0.50
			WDEED	6.00
			TOTAL	303.17
			CHECK	303.17
		01/05/89	01	09:58 0001 3505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99129

IDENTIFT REFERENCE

JAN 5 9 57 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170194