BOOK 7765 PAGE 428 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 89

Notary Public

MY COMMISSION EXPIRES 10-25-92
(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
David W. Lamberth et ux	Leader Federal Savings & Loan Assoc.	53-13-41
(NAME)	(NAME)	
1528 Joe Pyron Drive	P.O. Box 2926	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	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 David W. Lamberth and his wife, Desiree N. Lamberth

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. 94, on the Plan of Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, Pages 276, 277 and 278 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 672, 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.

06495

IDENTIFICATION

Feb 3 10 12 AM '89

FELIX P. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

4243 02/03 0101 03CHECK 359.27

unimproved ( )
This is improved (XX) property, known as 1528 Joe Pyron Drive, (House Number) (Street) Madison, TN 37115 (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 31st day of January, 1989

Phillips Builders, Inc.

By: 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

~~And~~ _____ or proved to me upon the basis of satisfactory evidence 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 ~~(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 31st day of January, 19 89.

My commission expires 10-9-91

Notary Public

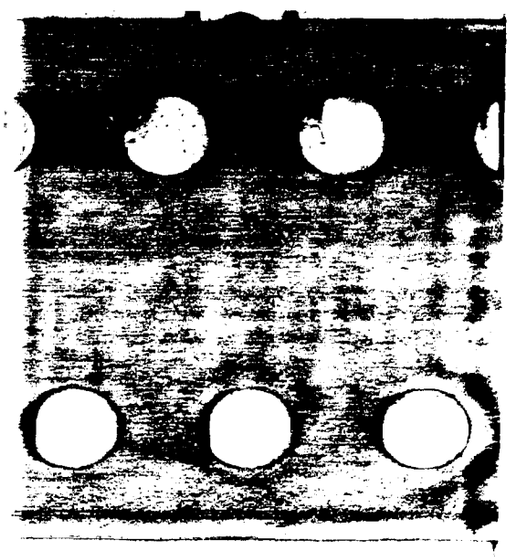
SHIRLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

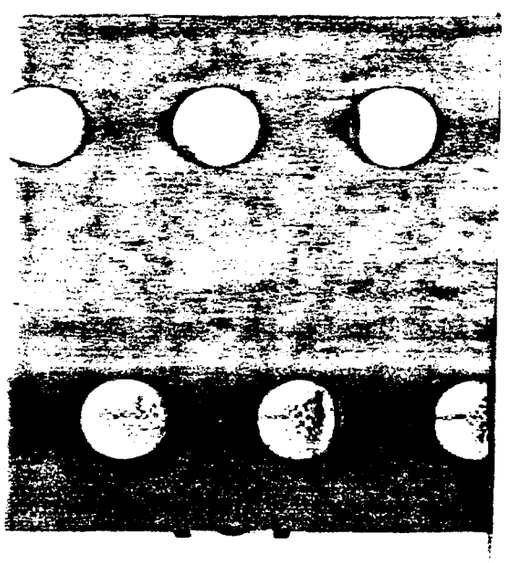
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
David W. Lamberth
Desiree N. Lamberth

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 106900.00
CON TX 352.77
PRFEE 0.50
WDEED 6.00
TOTAL 359.27
CHECK 359.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/89 01 10:14 0001 4243

06495

IDENTIFICATION

FEB 3 10 12 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 178749