File Box 43

BOOK 7770 PAGE 379

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,800.00

Barbara Diane Robinette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 19 89

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
Barbara Diane Robinette,	Troy & Nichols, Inc.	136-16-5
(NAME)	(NAME)	
3702 Folkstone Drive	P.O. Box 4025	2D-73896
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Monroe, LA 71211	
(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, PP&G Properties, a Partnership consisting of Michael J. Philbin, William Ritchie Pigue, Arthur Gardner d/b/a Justin Town Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Diane Robinette, single

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. 77-A on the plan of Zone Lot Division lots 74 thru 77, Chelsea of Priest Lake, Section One-A of record in Plat Book 5200, Page 696 and as amended in Book 6250, Page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 77-A fronts 57.93 feet on the northerly margin of Folkstone Drive and extends back 133.01 feet on the northeasterly line and 132.90 feet on the southwesterly line to a dead line in the rear measuring 51.24 feet thereon.

Being the same property conveyed to P P & G Properties, a partnership consisting of Michael J. Philbin, William Ritchie Pigue, Arthur Gardner d/b/a Justin Town Properties, by deed from Philhall Corporation, of record in Book 6328, page 8 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

08178

IDENTIFICATION

Feb 10 9 54 AM '89

6274 02/10 0101 03CHECK 197.24

This is improved (XX) unimproved ( ) property, known as 3702 Folkstone Drive, (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 8th day of February, 1989

PP&G Properties, a Partnership
By: Michael J. Philbin, Partner
By: Arthur Gardner, Partner
By: William Ritchie Pigue, Partner

STATE OF TENNESSEE
Davidson County

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County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PP&G Properties, a Partnership

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February 1989.

Commission expires _____

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

PP&G Properties, a Partnership

TO

Barbara Diane Robinette, single

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

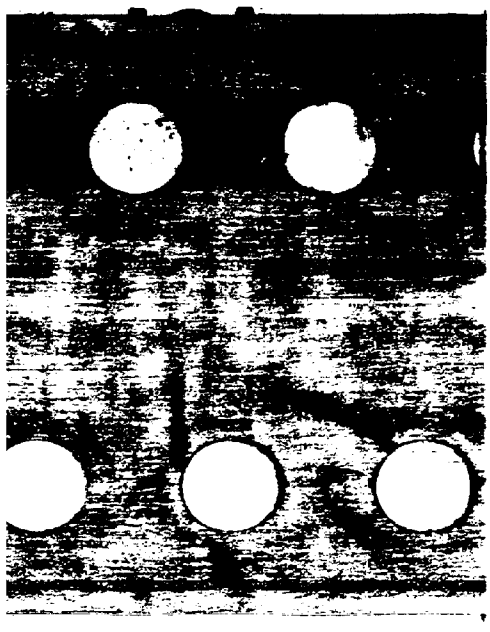
STATE OF TENNESSEE
County of Davidson

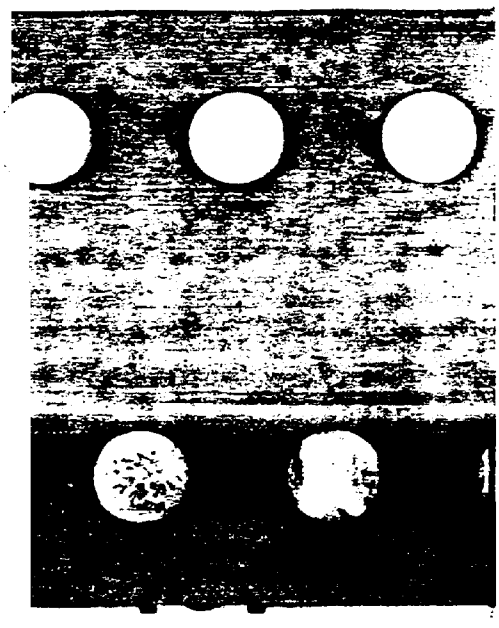
Before me, the undersigned authority, of the State and County aforesaid, personally appeared Michael J. Philbin, William Ritchie Pigue and Arthur Gardner, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the partners of P P & G Properties, d/b/a Justin Town Properties, the within named bargainor, a Partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this the 8th day of February, 1989.

Notary Public

My Commission expires: 3/11/90





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 57800.00
CON TX 190.74
PRFEE 0.50
WDEED 6.00
TOTAL 197.24
CHECK 197.24
02/10/89 01 09:58 0001 6274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08178

IDENTIFICATION REFERENCE

Feb 10 9 58 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 180754