WARRANTY DEED

BOOK 7781 PAGE 574

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAM R. HAGGARD	CITIZENS & SOUTHERN MORTGAGE	MAP 172-8-A
(NAME)	(NAME)	
1400 Hunters Branch Road	P.O. Box 656	PARCEL 90
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Tucker, Georgia 30085-0656	5D64097
(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, PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM R. HAGGARD and wife, EVA C. HAGGARD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 90 on the Plan of Section Two - C Hunter's Branch, as of record in Plat Book 6900, page 582, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Philhall Corporation, a Tennessee Corporation by deed from Hunter's Branch Development, Inc., a Tennessee Corporation of record in Book 7179, Page 182, Register's Office for Davidson County, Tennessee. Phillips Builders, Inc. is successor in interest to Philhall Corporation by Articles of Merger of record in Book 7298, page 203, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions and Restrictions of record in Book 6601, page 7; (3) Charter and By-Laws of record in Book 6632, page 424; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 582, said Register's Office.

12232

IDENTIFICATION

Feb 28 12 21 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TENNESSEE

1046 02/28 0101 03CHECK 293.27

This is improved (XX) unimproved ( ) property, known as 1400 Hunters Branch Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of February, 19 89

PHILLIPS BUILDERS, INC.
~~PHILHALL CORPORATION, a Tennessee Corporation~~
By: Jackie Shires, Vice Pres.
JACKIE SHIRES, VICE-PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7781 PAGE 575

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKIE SHIRES

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice-President of Phillips Builders, Inc. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 24th day of February, 1989

My commission expires 5/13/89 Notary Public Catherine C. Hershey

CATHERINE C. HERSHEY NOTARY PUBLIC AT L. [illegible]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Sam R. Haggard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 1989

MY COMMISSION EXPIRES: 5/13/89 Catherine C. Hershey
(AFFIX SEAL) Notary Public

CATHERINE C. HERSHEY NOTARY PUBLIC AT L. [illegible]

WARRANTY DEED

FROM

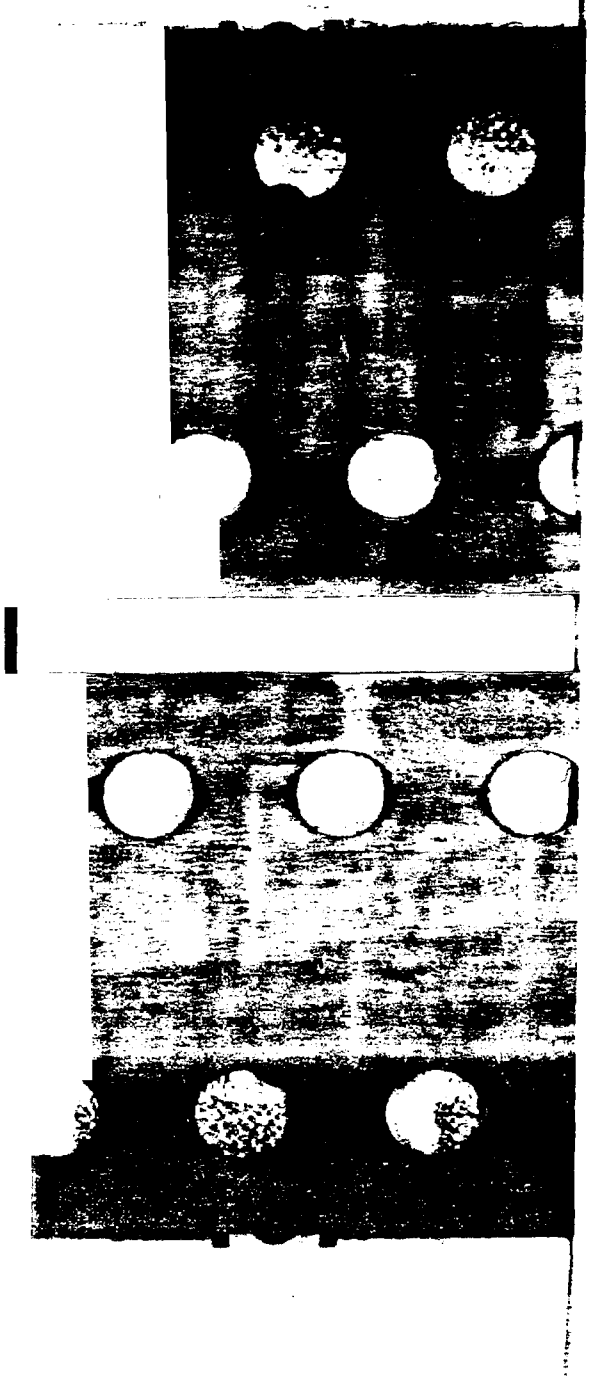
PHILLIPS BUILDERS, INC.

TO

SAM R. HAGGARD and wife,
EVA C. HAGGARD

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 7781 PAGE 576

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	86900.00
CON TX	286.77
PRFEE	0.50
WDEED	6.00
TOTAL	293.27
CHECK	293.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/28/89 01 12:24 0001 1046

12232

IDENTIFICATION

Feb 28 12 21 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 185467