File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 19 89.

Notary Public

MY COMMISSION EXPIRES 10-9

(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
Michael B. Courtney et ux	Dominion Bankshares Mortgage Corporation	
(NAME)	(NAME)	
3509 Dove Creek Road	11350 Random Hills Road	150-8-115
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Fairfax, VA 22030	2D-76719
(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 Michael B. Courtney and his wife, Nancy A. Courtney

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. 413 on the plan of Phase I, Somerset, formerly Towne Village of the Country, Section Six, of record in Plat Book 6900, Pages 690 and 691, Register's Office for Davidson County, Tennessee.

SAID Lot No. 413 fronts 65.00 feet on the easterly margin of Dove Creek Road and extends back 154.30 feet on the northerly line and 140.00 feet on the southerly line to a dead line in the rear measuring 66.55 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by Quitclaim deed from Philhall Corp., 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 Merger Agreement 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.

20412

IDENTIFICATION REFERENCE

MAR 30 9 39 AM '89

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TN

0399 03/30 0101 03CHECK 322-97

This is improved (XX) unimproved ( ) property, known as 3509 Dove Creek Road, Antioch, TN 37013
(House Number) (Street) (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 28th day of March, 1989

Phillips Builders, Inc.
By: Jackie Shires, Vice Pres
Jackie Shires, 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 Shires

~~and/~~ _____ or proved to me upon the basis of satisfactory evidence ~~and/~~ _____ with whom I am personally acquainted and who upon ~~(this oath) (their several oaths)~~ her oath acknowledged ~~(himself) (themselves)~~ herself ~~and/~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~she (they)~~ 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 Shires 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 28th day of March, 19 89.

My commission expires 10-9-91

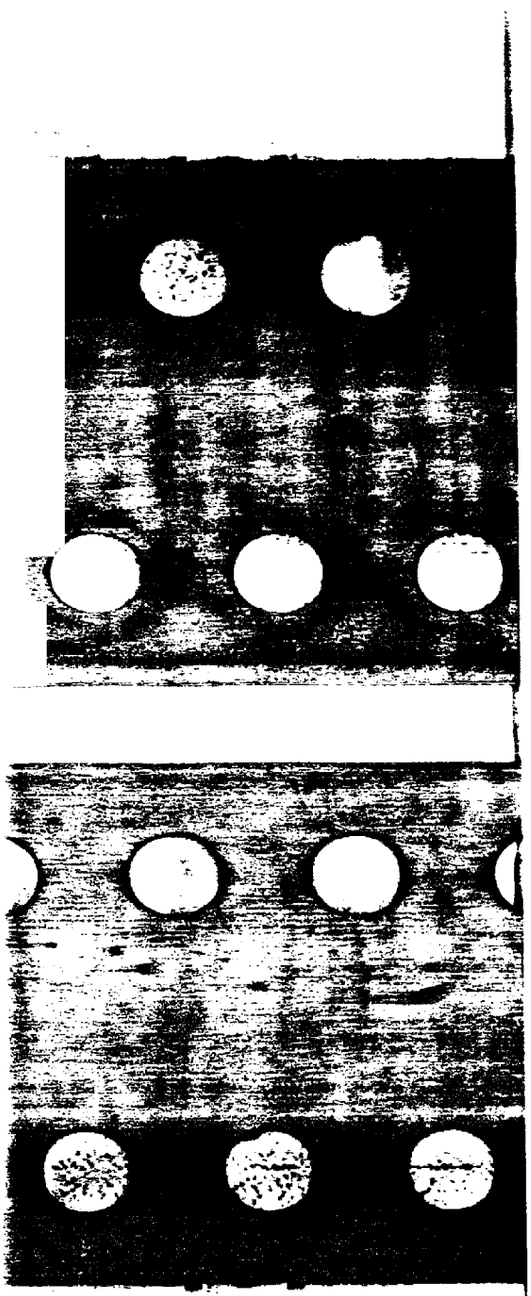
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Michael R. Courtney
[illegible] A. G. Lacy

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 9590.00
ERR CO
CAMT 9590.00-
CAMT 95900.00
CON TX 316.47
PRFEE 0.50
WDEED 6.00
TOTAL 322.97
CHECK 322.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/89 01 09:40 0001 0399

20412

IDENTIFICATION REFERENCE

Mar 30 9 39 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 194871