BOOK 7822 PAGE 933 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~79,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 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
Michael J. Gann et ux (NAME)	Decatur Federal Savings & Loan Assoc. (NAME)	
909 Market Square Court (STREET ADDRESS OR ROUTE NUMBER)	250 East Ponce De Leon Avenue (STREET ADDRESS)	86-8-95
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Decatur, GA 30030 (CITY) (STATE) (ZIP)	4D-92573

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 J. Gann and his wife, Linda J. Gann

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. 361 on the plan of Camden Woods, Phase I, of record in Plat Book 6900, Pages 697 and 698, Register's Office for Davidson County, Tennessee.

SAID Lot No. 361 fronts 30 feet on the southerly margin of Market Square Court and extends back 270.8 feet on the easterly line and 141.78 feet on the westerly line to a broken line in the rear measuring 217.63 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by Deed of Record in Book 5584, page 274, 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.

27150

APR 24 11 17 AM '89

8455 04/24 0101 03CHECK 270.17

This is improved (XX) unimproved ( ) property, known as 909 Market Square Court, Hermitage, TN 37076
(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 21st day of April, 19 89

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 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) acknowledged ~~(himself)~~ (themselves) to be the Vice President 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 ~~/~~ _____.

Witness my hand and official seal at office at Nashville on this the 21st day of April, 19 89.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM

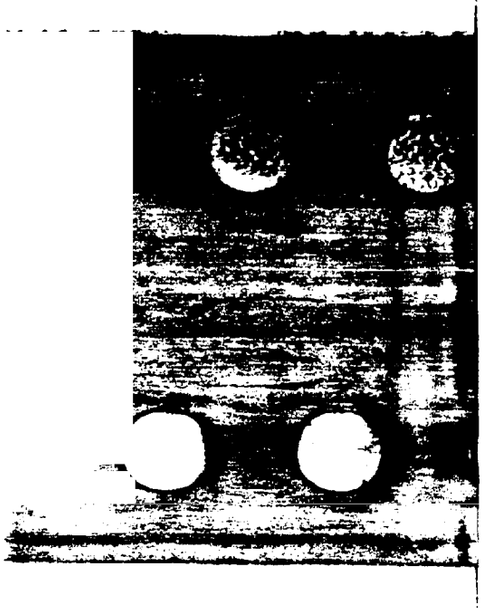
Phillips Builders, Inc.

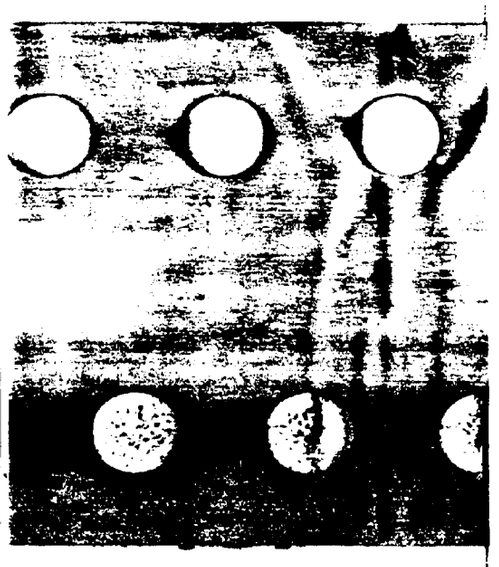
TO

Michael J. Cann

Linda J. Cann

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 79900.00
CON TX 263.67
PRFEE 0.50
WDEED 6.00
TOTAL 270.17
CHECK 270.17

04/24/89 01 11:18 0001 8455
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27150

IDENTIFICATION REFERENCE

APR 24 11 17 AM '89

No. 202812