File Box 43

BOOK 7832 PAGE 125

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,900.60

Richard J. Feldser
Affiant

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

Notary Public

MY COMMISSION EXPIRES 5-30-92
(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
Richard J. Feldser et ux	Sovran Mortgage Corporation	172-8-A
(NAME) 1409 Hunters Branch Road	(NAME) 201 E. Cary Street	159 CO
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Richmond, VA 23219	5D-64100
(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 Richard J. Feldser and his wife, Cynthia J. Feldser

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. 159 on the Plan of Section Two-C Hunters Branch, of record in Plat Book 6900, Page 582, said Register's Office.

SAID Lot No. 159 fronts 55.95 feet on the northerly margin of Hunters Branch Road and extends back 119.75 feet on the easterly line and 99.65 feet on the westerly line to a broken line in the rear measuring 77.01 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Hunters Branch Development, Inc. of record in Book 7179, Page 182, Register's Office for Davidson County, Tennessee. The said Philhall Corporation 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.

2596 05/03 0101 03CHECK 342.77

unimproved ( )
This is improved (XX) property, known as 1409 Hunters Branch Road, (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 28th day of April, 1989

Phillips Builders, Inc.
By: C. Wayne Meadows, Vice-President
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 or proved to me upon the basis of satisfactory evidence ~~and~~ ______ with whom I am personally acquainted and who upon his oath acknowledged 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 28th day of April, 19 89.

My commission expires 5-20-92

Janice M. Cheng
Notary Public

NOTARY PUBLIC

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Richard J. Feldser
Cynthia J. Feldser

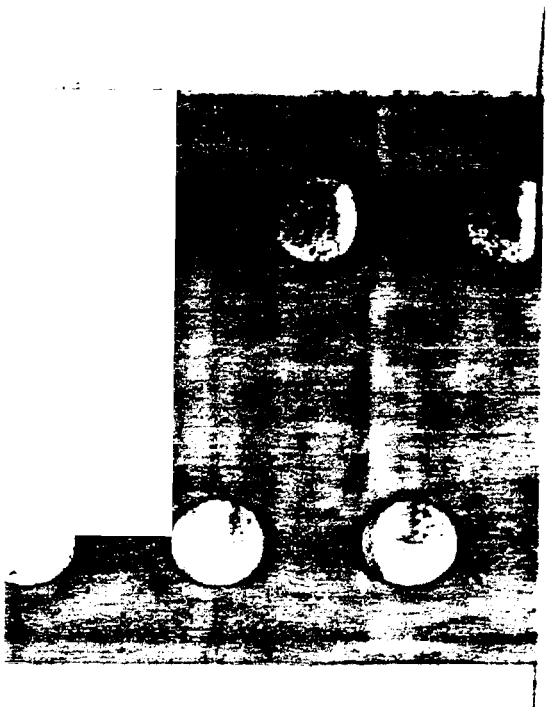
Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

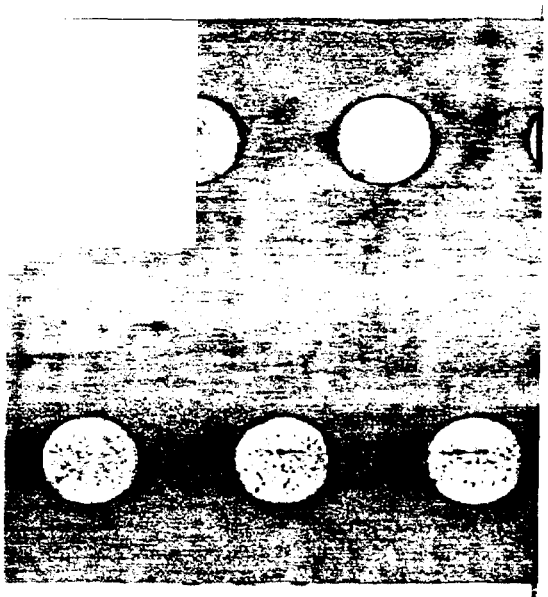
29966

IDENTIFIED REFERENCE

MAY 3 1 33 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN





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	
				101900.00
			CON TX	336.27
			PRFEE	0.50
			WDEED	6.00
			TOTAL	342.77
			CHECK	342.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/03/89 01 13:34 0001 2596

29966

IDENTIFICATION

MAY 3 1 33 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 206076