File Box 43

BOOK 7866 PAGE 846

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,446.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 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
E. C. Chance et ux (NAME)	Same (NAME)	26-6
118 Swanton Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	112
Goodlettsville, TN 37072 (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 E. C. Chance and his wife, Malinda E. Chance

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. 293 on the Plan of Phase II, Section II, Windsor Green of record in Plat Book 6900, Page 549, said Register's Office, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6297, Page 207, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. 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.

5886 06/16 0101 03CHECK 321.32

unimproved ( )
This is improved (XX) property, known as 118 Swanton Court, (House Number) (Street) Goodlettsville, TN 37072 (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 it, 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 June, 1989

Phillips Builders, Inc.
By: Jackie Shires, Vice-President

Attest:

STATE OF TENNESSEE
Davidson County

BOOK 7866 PAGE 847

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 with whom I am personally acquainted and who upon ~~(his oath)~~ ~~XXXXXXXXXXXXX~~ her oath ~~(their several oaths)~~ acknowledged ~~(himself)~~ ~~XXXXXXX~~ herself ~~(themselves)~~ to be the Vice-President

~~And~~ _____ ~~respectively~~ of the Phillips Builders, Inc.

the within named bargainor, a corporation, and that ~~(he)~~ she 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 8th day of June, 19 89.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
E. C. Chance
Malinda E. Chance

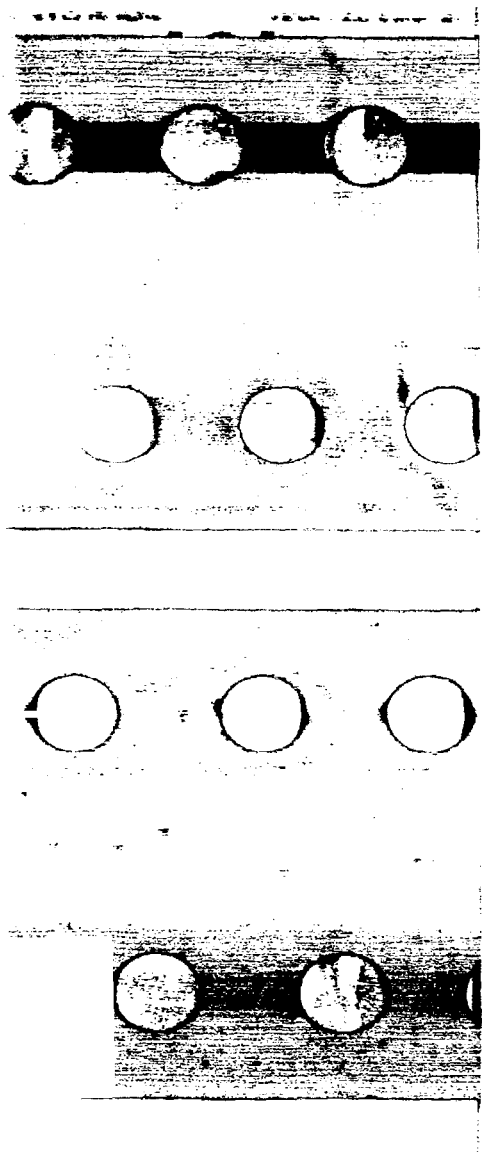
Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

41853

JUN 16 2 11 PM '89

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7866 PAGE 848

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	95446.00
CON TX	314.82
PRFEE	0.50
WDEED	6.00
TOTAL	321.32
CHECK	321.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/16/89 01 14:14 0001 5886

41853

IDENTIFICATION

JUN 16 2 12 PM '89

No. 220202