BOOK 15 File box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,146.00

Robert G. Moncrief
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 19 89.

Notary Public

MY COMMISSION EXPIRES 10-6-89
(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
Robert G. Moncrief et ux (NAME)	SunTrust Mortgage, Inc. (NAME)	26-7-173
130 Buckingham Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 100100 (STREET ADDRESS)	GO-20878
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Atlanta, GA 30348 (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 Robert G. Moncrief and his wife, Betty R. Moncrief

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. 257 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, Page 549, said Register's Office.

SAID Lot No. 257 fronts 65 feet on the northwesterly margin of Buckingham Court and extends back 94.74 feet on the southwesterly line and 96.01 feet on the northeasterly line to a dead line in the rear measuring 65.01 feet thereon.

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.

4226 RECEIVED JUN 19 3 38 PM '89

6393 06/19 0101 03CHECK 303.83

unimproved ( )
This is improved XX property, known as 130 Buckingham Court, Goodlettsville, TN 37072
(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 16th day of June, 1989

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

STATE OF TENNESSEE
Davidson County

BOOK 7868 PAGE 16

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 ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Vice-President ~~and~~ _____ respectively of the Phillips Builders, Inc. ~~and~~ _____ the within named bargainor, a corporation, and that ~~(s)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 16th day of June, 19 89.

My commission expires 10-9-91

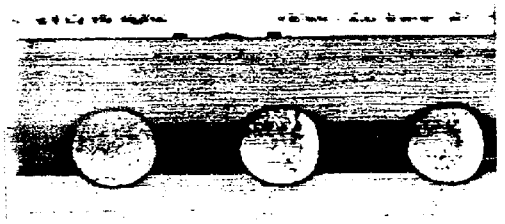
_____
Notary Public

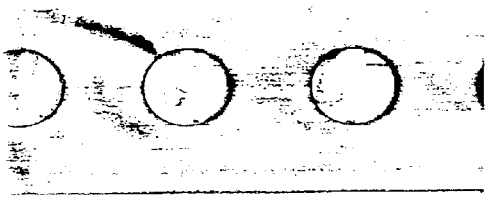
WARRANTY DEED

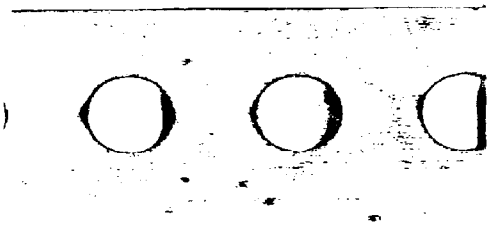
FROM
Phillips Builders, Inc.

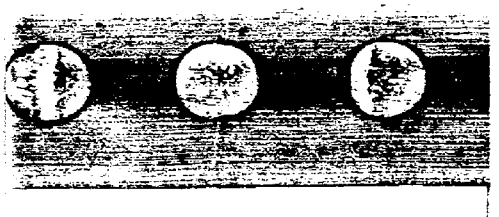
TO
Robert G. Moncrief
Betty R. Moncrief

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 _____

BOOK 7868 PAGE 17

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 90146.00
				CON TX 297.33
				PRFEE 0.50
				WDEED 6.00
				TOTAL 303.83
				CHECK 303.83
06/19/89	01			15:41 0001 6393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42286

IDENTIFICATION REFERENCE

JUN 19 3 30 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 220706