BOOK 7871 PAGE 402 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF June

Notary Public

MY COMMISSION EXPIRES 10-9-89
(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
Joyce L. Phelps, unmarried	Sovran Mortgage Corporation	53-9-83
(NAME) 1418 Apache Lane	(NAME) 201 E. Cary Street	11D-94498
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Richmond, VA 23219	
(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 Joyce L. Phelps, unmarried

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. 48-A on the Plan of Kimbolton, Phase II, of record in Plat Book 6900, Page 918, said Register's Office.

SAID Lot No. 48-A fronts 39.21 feet on the northeasterly margin of Apache Lane and extends back 200.56 feet on the northwesterly line and 151.36 feet on the southwesterly line to a dead line in the rear measuring 70.22 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 672, 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, Tennnesse.

This conveyance is subject to any and all existing restrictions and easements of record.

43405

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7728 06/22 0101 03CHECK 223.97

unimproved ( )
This is improved XX ( ) property, known as 1418 Apache Lane, Madison, TN 37115
(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
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 with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ herself to be the Vice-President

~~and~~ her oath ~~respectively~~ of the Phillips Builders, Inc.

the within named bargainor, a corporation, and that ~~(s)~~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 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 _____ day of June, 19 89.

My commission expires 10-9-91

_____
Notary Public

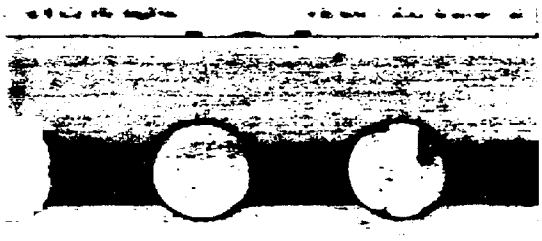
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

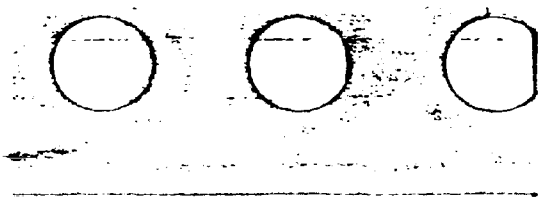
WARRANTY DEED

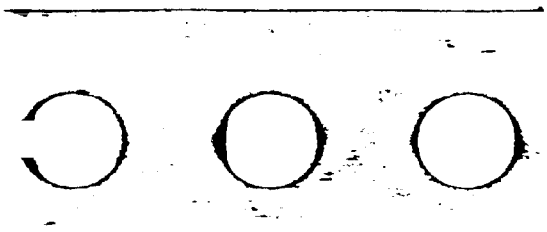
FROM Phillips Builders, Inc.

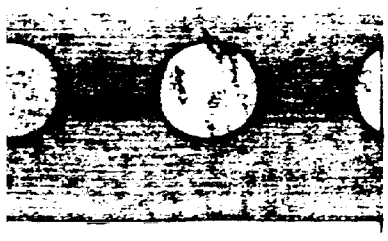
TO Joyce L. Phelps, unmarried

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 65900.00
				CON TX 217.47
				PRFEE 0.50
				WDEED 6.00
				TOTAL 223.97

CHECK 223.97

06/22/89 01 13:33 0001 7728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43405

IDENTIFICATION REFERENCE

JUN 22 1 32 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 222027