File Box 43

BOOK 7878 PAGE 919

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,055.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 10-29-91
(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 |
|---|---|---|
| Curtis J. Elam et ux | Leader Federal Savings & Loan Assoc. | 53-13-82 |
| (NAME) 324 Chesterfield Circle | (NAME) P.O. Box 2926 | |
| (STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115 | (STREET ADDRESS) Memphis, TN 38101-2926 | |
| (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 Curtis J. Elam and his wife, Marcia R. Elam

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. 15, on the Plan of Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, Pages 276, 277 and 278 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 672 and in Book 7304, Page 279, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by Articles of Merger in Book 7298, Page 203.

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

4560

JUN 30 1 32 PM '89

0720 06/30 0101 03D-CHECK 310.3

unimproved ( )
This is improved (XX) property, known as 324 Chesterfield Circle, (House Number) (Street) Madison, TN 37115 (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 28th day of June, 1989

Phillips Builders, Inc.
By: Jackie Shires, V.P.
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 ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Vice-President and _____ 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 28th day of June, 19 89.

My commission expires 10-9-91

Notary Public

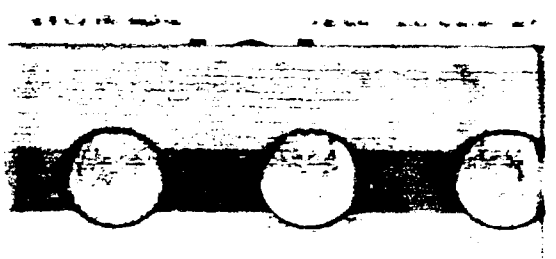
# WARRANTY DEED

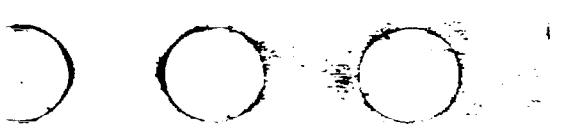
FROM
Phillips Builders, Inc.

TO
Curtis J. Elam

Marcia R. Elam

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 _____

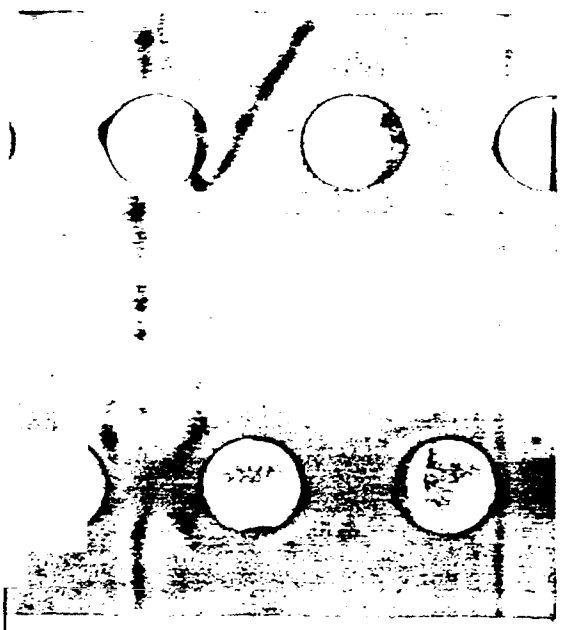
FOR _____

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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 |
|---|---|---|---|---|
| | | | | AMT 92055.00 |
| | | | | CO TX 368.00 |
| | | | | PRFEE 0.50 |
| | | | | MTEE 6.50 |
| | | | | TOTAL 310.50 |
| | | | | CHECK 310.50 |

06/30/89 01 13:35 0001 07



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45869

JUN 30 1 32 PM '89

No. 224993