File Box 43

BOOK 7880 PAGE 830

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Albert A. Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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
Albert A. Jenkins et ux	Dominion Bankshares Mortgage Corporation	150-11
(NAME)	(NAME)	
3517 Seasons Drive	11350 Random Hills Road	#238
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Fairfax, VA 22038	2D-76765
(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 Albert A. Jenkins and his wife, Wanda L. Jenkins

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. 349 on the Plan of Phase I, Somerset, formerly Towne Village of The Country, Section Six, of record in Plat Book 6900, Pages 690 and 691, said Register's Office.

SAID Lot No. 349 fronts 65 feet on the northeasterly margin of Seasons Drive and extends back 162.12 feet on the northwesterly line and 144.67 feet on the southeasterly line to a dead line in the rear measuring 31.45 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5508, Page 923, 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, said Register's Office.

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

4660.0

IDENTIFICATION REFERENCE

JUL 5 9 46 AM '89
LLOYD T. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

2063 07/05 0101 03CHECK 320.17

This is improved (XX) unimproved ( ) property, known as 3517 Seasons Drive, Antioch, TN 37013
(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.

y and thi 30th day of June, 1989

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/~~and~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ herself to be the Vice-President and/~~and~~ her oath respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ she ~~was~~ as such Vice-President and/~~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/~~and attesting the same by the said~~ and/~~as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 30th day of June, 19 89.

My commission expires 3/11/90

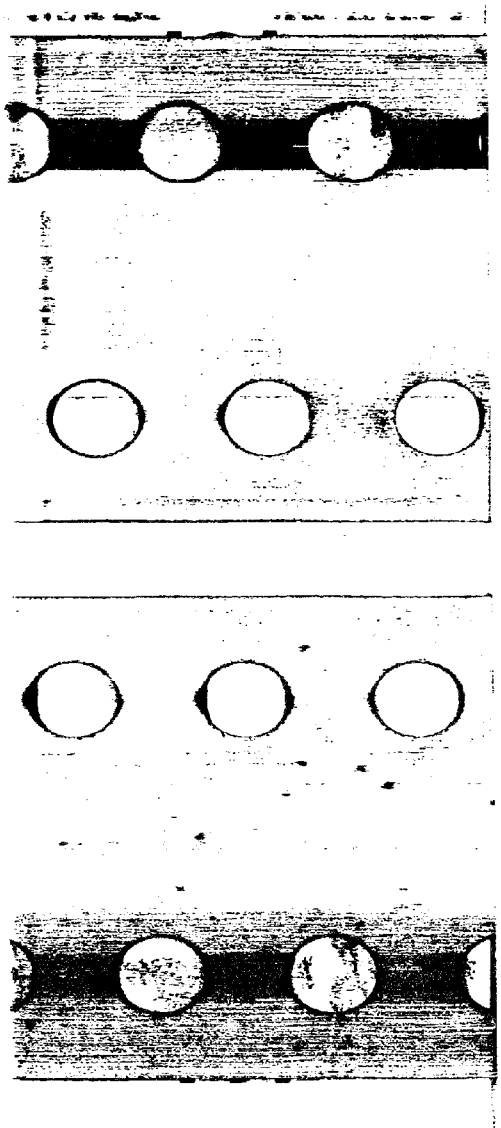
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Albert A. Jenkins
Wanda L. Jenkins

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 94900.00
CON TX 313.17
PRFEE 1.00
WDEED 6.00
TOTAL 320.17
CHECK 320.17

07/05/89 01 09:47 0001 2063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46600

IDENTIFICATION

JUL 5 9 46 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 225789