File Box 43

BOOK 7891 PAGE 178

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

Mark A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 89,

Notary Public

MY COMMISSION EXPIRES 10-15-92
(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
Mark A. Smith (NAME)	Sovran Mortgage Corporation (NAME)	53-9-78.00
814 Tamarack South (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23260 (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 Mark A. Smith and his wife, Winnie B. Smith

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. 53-A on the Plan of Zone Lot Division, Lots 52 and 53, Phase II, Kimbolton of record in Plat Book 6900, Page 933, said Register's Office.

SAID Lot No. 53-A fronts 19.05 feet on the southerly margin of Tamarack South and extends back 117.86 feet on the easterly line and 135.19 feet on the westerly line to a dead line in the rear measuring 90.15 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, said Register's Office.

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

4954 o.

IDENTIFICATION REFERENCE

JUL 19 11 AM '89

DAVIDSON COUNTY, TN

5104 07/18 0101 03CHECK 198.07

unimproved ( )
This is improved (XX) property, known as 814 Tamarack South, (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 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 26th day of June, 1989

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

Attest:

STATE OF TENNESSEE
Davidson County

BOOK 7891 PAGE 179

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) ~~XXXXXXXXXXXXXXX~~ ~~XXXXXXX~~ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~XXXXX~~ (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 26th day of June, 19 89.

My commission expires 10-9-91

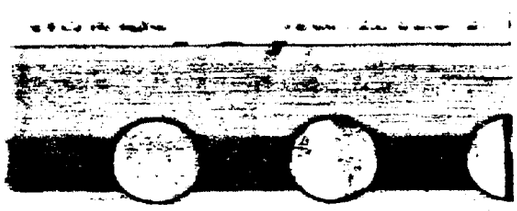
_____
Notary Public

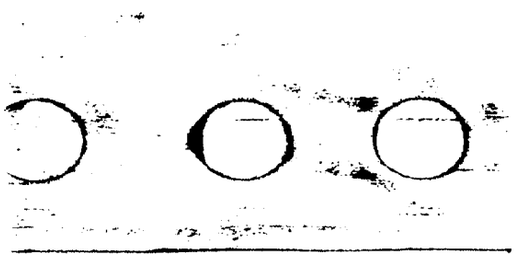
WARRANTY DEED

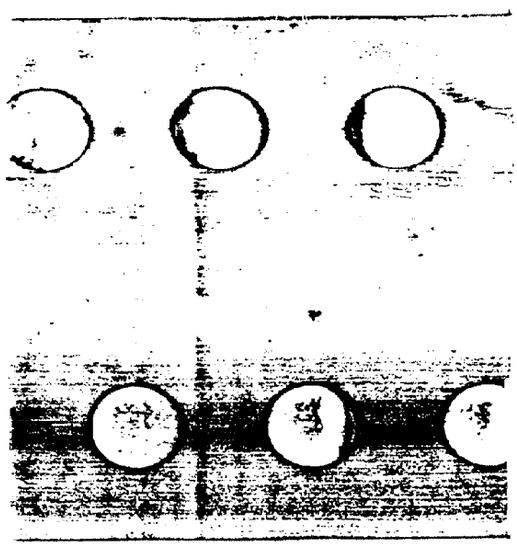
FROM
Phillips Builders, Inc.

TO
Mark A. Smith
Winnie B. Smith

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 7891 PAGE 180

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 57900.00
				CON TX 191.07
				PRFEE 1.00
				MREED 6.00
				TOTAL 198.07
				CHECK 198.07
			07/13/89 01	10:14 0001 6104

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4994 b.

IDENTIFICATION REFERENCE

JUL 18 10 11 AM '89

DAVIDSON COUNTY, TN

No. 229769