file box 9

BOOK 7947 PAGE 366

THIS INSTRUMENT WAS PREPARED BY:
GREGORY & GREGORY, ATTORNEYS AT LAW
SUITE 420, LAKECREST BLDG.
50 CENTURY BLVD.
NASHVILLE, TN 37201

2306 MEMORIAL BLVD.
SPRINGFIELD, TN 37172

MAP 150-4-126
PARCEL

ADDRESS NEW OWNER AS FOLLOWS:

Ira W. Brounstein

4108 Philhall Parkway

Antioch, TN 37013

SEND TAX BILLS TO:

Statesman Mortgage Company

405 Sixth Avenue

Des Moines, Iowa 50306

WARRANTY DEED

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 AND SUFFICIENCY 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

IRA W. BROUNSTEIN, married

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:

BEING Lot No. 624 on the Plan of Revised Phase III Kensington of Priest Lake as of record in Plat Book 6900, page 236, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING a portion of the property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed of record in Book 4684, page 351, Book 4867, page 654, Book 4805, page 551 and Book 6246, page 558, Register's Office for Davidson County, Tenenssee. The said Randall Phillips Builders, Inc. and Philhall Corporation now known as Phillips Builders, Inc. by instrument of record in Book 7298, page 203, said Register's Office.

THIS conveyance is made subject to any and all restrictions and easements of record in said Register's Office, especially to those restrictions of record in Book 7149, page 669, said Register's Office.

69559

IDENTIFICATION REFERENCE

SEP 27 3 01 PM '88

DAVIDSON COUNTY, TN

37.44 09/27 3101 03CHECK 501.67

THIS IS ___IMPROVED PROPERTY, KNOWN AS:_____

4108 Philhall Parkway, Antioch, TN 37013

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 ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS _____ HAND___ THIS 15th DAY OF September 19 89

Jackie Shires V.P.

PHILLIPS BUILDERS, INC. BY:

_____

STATE OF TENNESSEE COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED

_____

THE BARGAINOR____, WITH WHOM I AM PERSONALLY ACQUAINTED (OR WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF September, 19 89.

COMMISSION EXPIRES:
2-7-90

_____
NOTARY PUBLIC

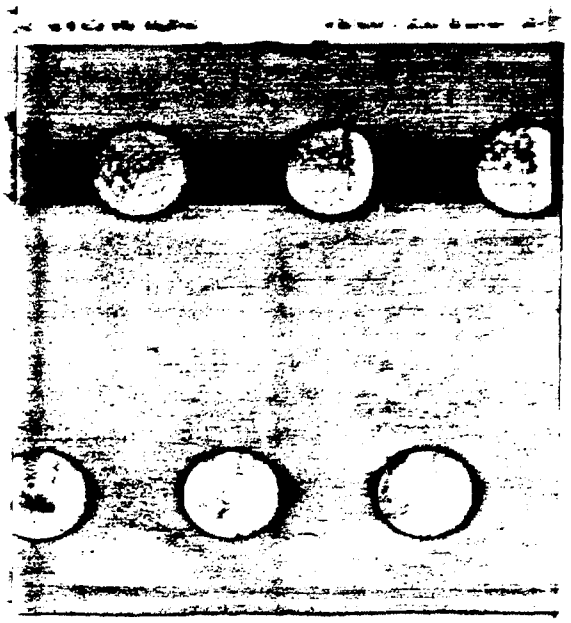
STATE OF TENNESSEE
COUNTY OF DAVIDSON

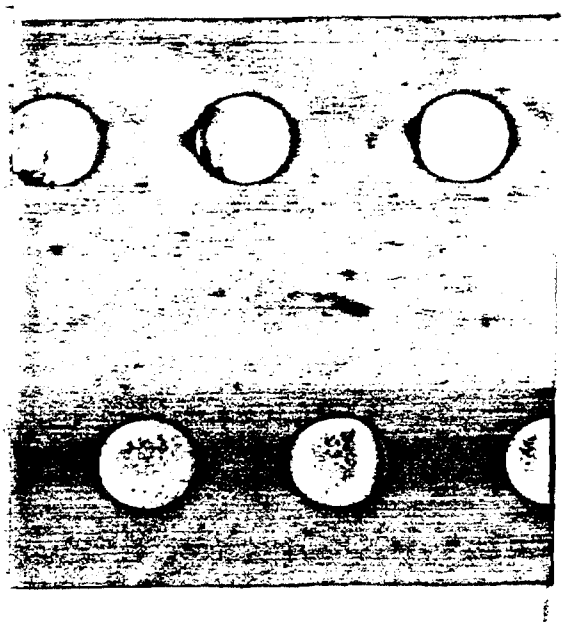
Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Jackie Shires, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Vice President of Philip Builders, Inc. , the within named bargainor, and corporation, and that she as such Vice President, 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.

Witness my hand and official seal this 15th day of September, 1989 at Nashville Tennessee.

My Commission Expires: 2-7-90

_____
NOTARY PUBLIC





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7947 PAGE 368

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
149900.00
CON TX 494.67
PRFEE 1.00
WDEED 6.00
TOTAL 501.67
CHECK 501.67
09/27/89 01 15:01 0001 8744

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69559

IDENTIFI REFERENCE

SEP 27 3 01 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252688