File Box 43

BOOK 7974 PAGE 429

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 1989.

Notary Public

MY COMMISSION EXPIRES 4/22/93
(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
Katherine E. Pierce-McAnally and James D. Crawford, Jr. (NAME)	Leader Federal Mortgage, Inc. (NAME)	150-11-251
3520 Seasons Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (P.O ZIP)	Memphis, TN 38101-2926 (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 Katherine E. Pierce-McAnally and James D. Crawford, Jr., both 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. 336 on the Plan of Phase I, Somerset, as shown on plat of record in Plat Book 6900, Pages 690 and 691 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 4654, page 67, Book 5172, Page 405, Book 5508, Page 923 and Book 4687, Page 44 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.

78703

IDENTIF. TREFERENCE

Nov 2 10 52 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

0471 11/02 0101 03CHECK 330.07

unimproved ( )
This is improved (XX property, known as 3520 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.

Witness my hand this 30th day of October, 1989

Phillips Builders, Inc.
By: 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 of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~they~~ she executed 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 ~~and acknowledged the same to the~~ ~~.~~

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

My commission expires 1/23/93

_____
Notary Public

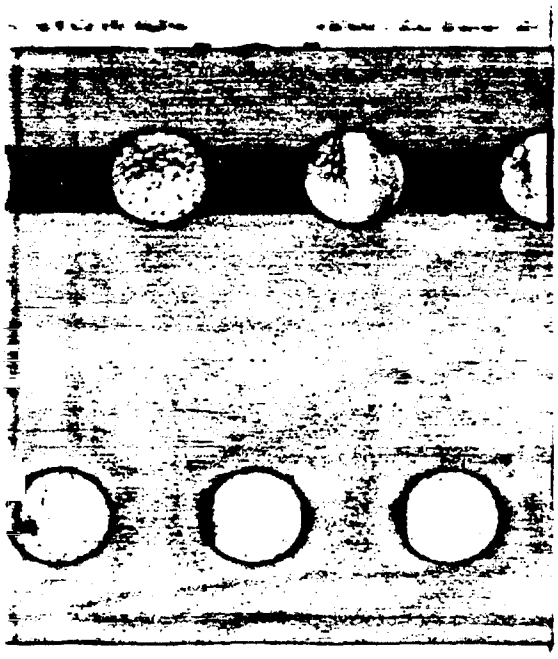
WARRANTY DEED

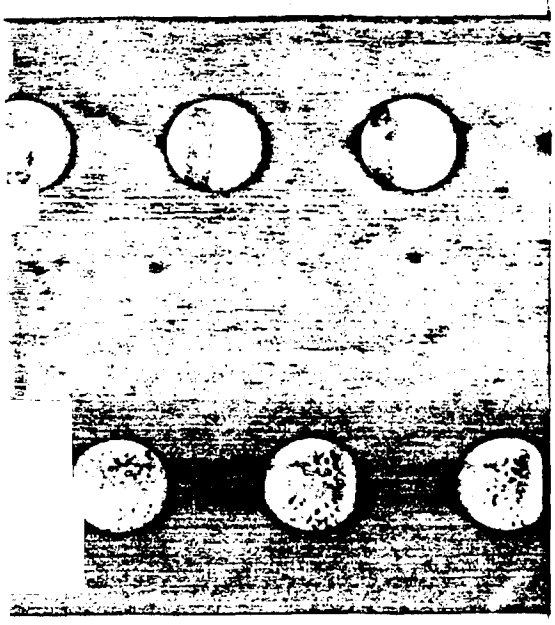
FROM
Phillips Builders, Inc.

TO
Katherine E. Pierce-McAnally

James D. Crawford, Jr.

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 97900.00
CON TX 323.07
PRFEE 1.00
MDEED 6.00
TOTAL 330.07
CHECK 330.07

11/02/89 01 10:53 0001 0471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78703

IDENTIF. REFERENCE

Nov 2 10 52 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 263361