BOOK 7974 PAGE 730 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,425.00

Mary L Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 89.

James H Oatsbee
Notary Public

MY COMMISSION EXPIRES 1/23/92
(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

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 |
|---|---|---|
| Mary L. Lee, unmarried | Sovran Mortgage Corporation | 53-09-88 |
| and John M. (NAME) Lee | (NAME) | |
| 1400 Apache Lane | 201 E. Cary Street | 11D-94567 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN 37115 | Richmond, VA 23219 | |
| (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 Mary L. Lee, unmarried and John M. Lee, 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. 57-B on the Plan of Kimbolton, Phase II, of record in Plat Book 6900, Page 891, said Register's Office.

SAID Lot No. 57-B, which is a corner lot, fronts 33.89 feet on the southwesterly margin of Apache Lane and fronts 126.35 feet on the southeasterly margin of East Cedar Lane, said frontages being joined by a curve having a length of 39.27 feet, and extends back 151.36 feet on the southeasterly line and 60.40 feet on the southwesterly line to a point of intersection.

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 restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 1400 Apache Lane, (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 31st day of October, 19 89

Phillips Builders, Inc.
By: Jackie Shires
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 satisfacory evidence and ~~XX~~ ~~XXXXXXXXXXXXXXXXXX~~ her oath ~~XXXXXXX~~ herself with whom I am personally acquainted and who upon ~~XXXXXXXXXXXXXXXXXX~~ acknowledged (~~themselves~~) to be the Vice-President ~~XXX~~ and ~~XXXXXX~~ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~she~~ (~~he~~) as such Vice-President and ~~XXXX~~, 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 ~~XXXXXXXXXXXXXXXXXX~~ as such ~~XXXXX~~.

Witness my hand and official seal at office at Nashville on this the 31st day of October, 19 89.

My commission expires 1/23/93

James H. Antle
Notary Public

JAMES H. ANTLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Mary L. Lee, unmarried

John M. Lee, unmarried

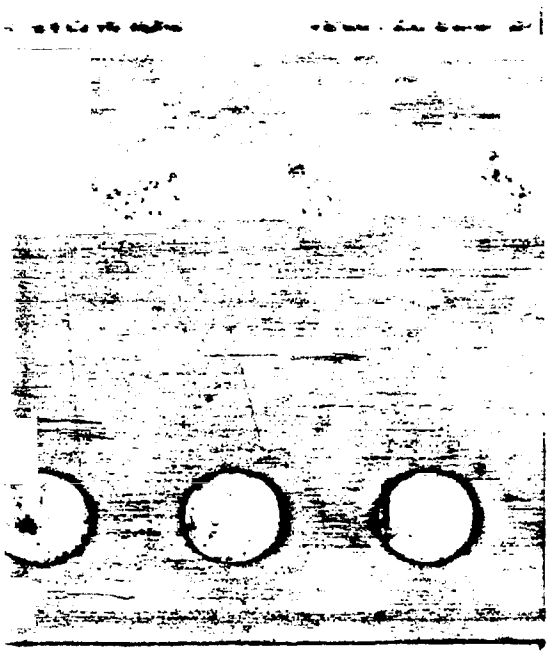
Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

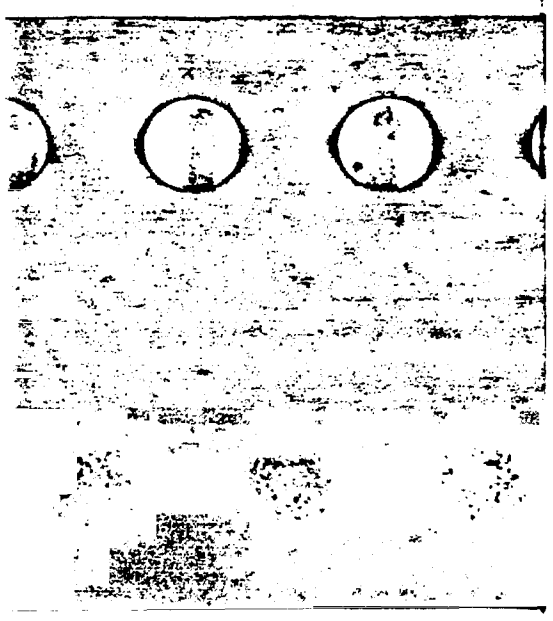
78810

IDENTIF. REFERENCE

NOV 2 1 30 PM '89
FELIX Z. ...
DAVIDSON COUNTY TN.

0586 11/02 0101 03CHECK 255.82





**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 | 75425.00 |
| | | | CON TX | 248.82 |
| | | | PRFEE | 1.00 |
| | | | MDEED | 6.00 |
| | | | TOTAL | 255.82 |
| | | | CHECK | 255.82 |
| 11/02/89 | 01 | 13:31 | 0001 | 0586 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78810

IDENTIF. REFERENCE

Nov 2 1 30 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

**No.** 263475