BOOK 7975 PAGE 321
File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,600.00

William Don Hunthrop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 19 89.

James H. Ortale
Notary Public

MY COMMISSION EXPIRES 1/23/93
(AFFIX SEAL)

NOTARY PUBLIC 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
William Don Hunthrop et ux	City Federal Savings Bank c/o Cityfed Mortgage Company	
(NAME) 1413 Rugosa Court	(NAME) 30 Warder Street	150-0-25L
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Springfield, Ohio 45501	2D-77583
(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 William Don Hunthrop and his wife, Shirley A. Hunthrop

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. 676 on the Plan of Phase III, Somerset of record in Plat Book 6900, Page 858, Register's Office for Davidson County, Tennessee.

SAID Lot No. 676 fronts 35.00 feet on the westerly margin of Rugosa Court and extends back 162.23 feet on the southerly line and 115.04 feet on the northeasterly line to a broken line in the rear measuring 199.49 feet thereon.

Being part of the same property conveyed to Randall Philips 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, Register's Office for Davidson County,Tennessee.

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

78973

IDENTIF. REFERENCE

Nov 2 4 20 PM '89

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 1413 Rugosa Court, (House Number) (Street) Antioch, TN 37013 (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 27th day of October, 1989

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

Attest:

STATE OF TENNESSEE
Davidson County

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 ~~(his oath)~~ (their several oaths) acknowledged ~~(himself)~~ (themselves) to be the Vice President /and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~he~~ she ~~(his)~~ (her) ~~(he)~~ (she) (they) is 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 27th day of October, 19 89.

My commission expires 3-11-93 _____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
William Don Hunthrop

Shirley A. Hunthrop

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

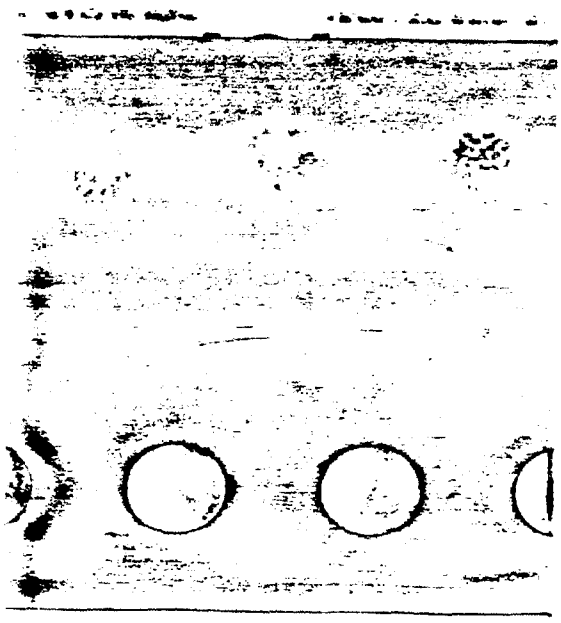
0758 11/02 0101 03CHECK 371.98

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____



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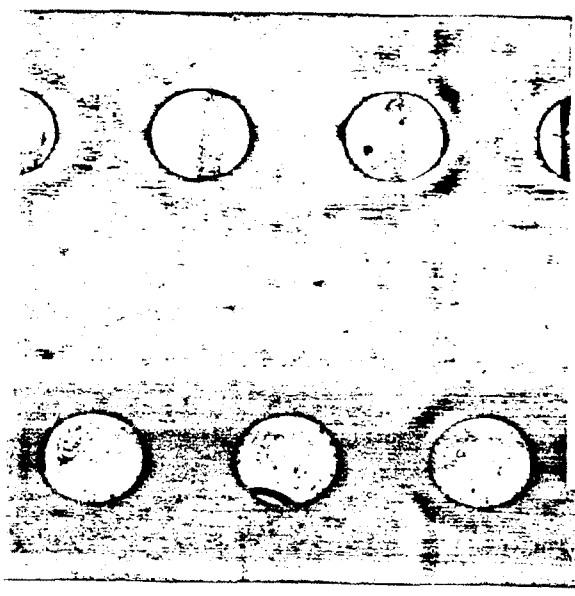
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 110600.00
CON TX 364.98
PRFEE 1.00
~~MTGFEE 6.00~~
~~TOTAL 371.98~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 371.98
11/02/89 01 16:21 0001 0758



78973

IDENTIF. REFERENCE

Nov 2 4 20 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 283647