Box 29

BOOK 7990 PAGE 710

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,147.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 1989.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald J. Longhurst (NAME)	Citizens & Southern Mortgage (NAME)	MAP 150-7
3408 Country Way Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PARCEL 412
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	2D-75089

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 Ronald J. Longhurst and wife, Jacquelynn B. Longhurst

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. 528, Final P.U.D. Plan, Section 4-B on the Plan of Towne Village of The Country, as of record in Book 6250, page 496, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Lillie Cone Coleman et vir John A. Coleman, Sr. and John Andrew Coleman, Jr., filed of record in Book 4867, page 654, Register's Office for Davidson County, Tennessee.

The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by Articles of Merger of record in Book 7298, page 203, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements and building lines of record.

This is unimproved ( ) improved (X) property, known as 3408 Country Way Road, 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 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 21st day of November, 1989

Phillips Builders, Inc.
By: [illegible] Vice President

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STATE OF TENNESSEE }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence) 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 C. Wayne Meadows 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 / they) 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 C. Wayne Meadows as such Vice President, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at Nashville, TN on this the 21st day of November, 19 89

My commission expires May 8, 1991 _____ Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Ronald J. Longhurst and wife,
Jacquelynn B. Longhurst

84368

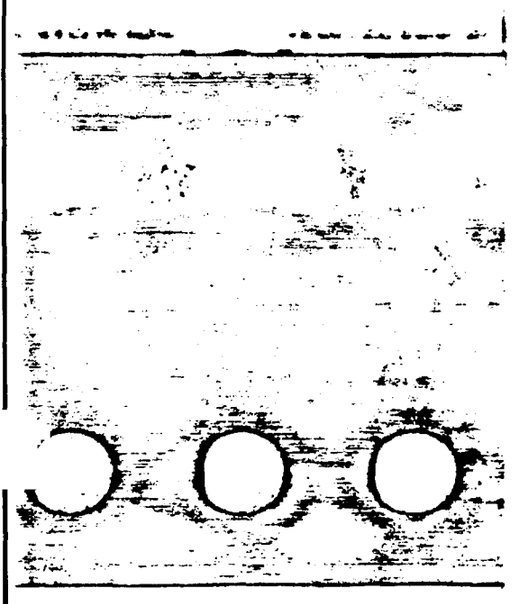
IDENTIF. REFERENCE

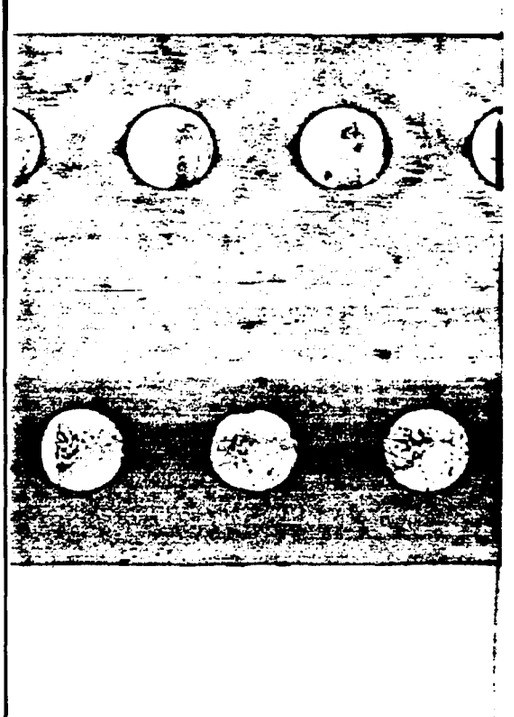
Nov 27 10 17 AM '89

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

7145 11/27 0101 CKCHECK 386.83





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 115147.00
CON TX 379.83
PRFEE 1.00
WDEED 6.00
TOTAL 386.83
CHECK 386.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/27/89 01 10:16 0001 7145

84368

IDENTIF. TREFERENCE

Nov 27 10 17 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 269942