Box 43

BOOK 8011 PAGE 471

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,850.00

Carol B. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December 19 89

James H. Cristale
Notary Public

MY COMMISSION EXPIRES 1/23/93
(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
Ken W. Bryant, unmarried	Sovran Mortgage Corporation	150-8-147
(NAME)	(NAME)	
1117 Burlingame Ct.	201 E. Cary Street	02D 76751
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	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 Ken W. Bryant, unmarried and Carol B. Nichols, 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. 435 on the Plan of Phase I, Somerset, of record in Book 6900, Pages 690 and 691, Register's Office for said County.

SAID Lot No. 435 fronts 65.00 feet on the southerly margin of Burlingame Court and extends back 123.73 feet on the easterly line and 127.46 feet on the westerly line to a dead line in the rear measuring 65.11 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Philhall Corp. of record in Book 5508, page 923, and re-recorded in Book 7411, Page 171, 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 any and all existing restrictions and easements of record.

9 1 5 7.5.

IDENTIFICATION REFERENCE

Dec 27 9 51 AM '89
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

7489 12/27 0101 03CHECK 290.14

unimproved ( )
This is improved (XX) property, known as 1117 Burlingame Ct., 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 26th day of December, 1989

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

~~and~~ _____ with whom I am personally acquainted and who upon ~~their several oaths~~ acknowledged ~~(themselves)~~ to be the Vice President ~~and~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~she~~ 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 Jackie Shires as such Vice President ~~and attesting the same by the said~~ _____.

Witness my hand and official seal at office at Nashville on this the 26th day of December, 19 89.

My commission expires 1/23/93

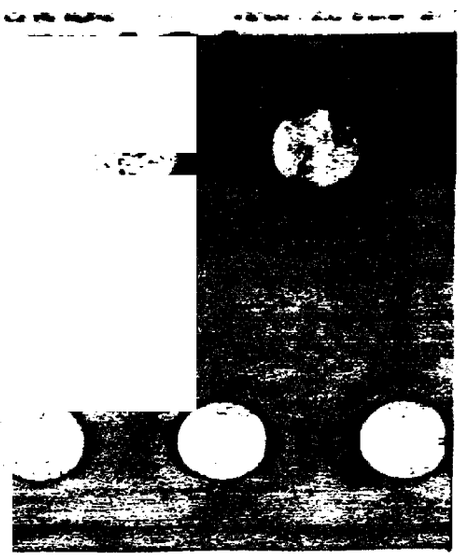
James H Ortale
Notary Public

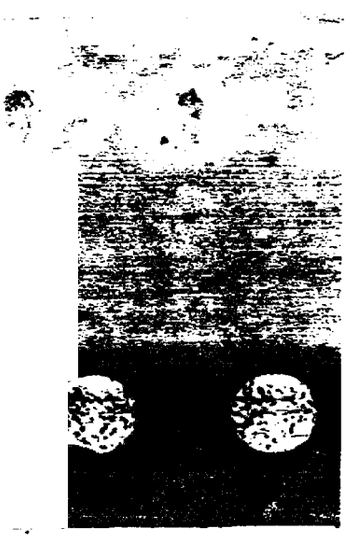
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Ken W. Bryant, unmarried
Carol B. Nichols, unmarried

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 85850.00
CON TX 283.14
PRFEE 1.00
WDEED 6.00
TOTAL 290.14
CHECK 290.14

12/27/89 01 09:52 0001 7489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9157.5.

IDENTIFICATION REFERENCE

DEC 27 9 51 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 278614