File Box 43

BOOK 8031 PAGE 295

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,250.00

David L. Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January 19 90.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(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 [illegible]
Cassandra A. Morgan et vir	Park Avenue Mortgage Company, Inc.	150-11-249
(NAME)	(NAME)	
3528 Seasons Drive	50 Century Blvd., Suite 200	2DX-05974
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, TN 37214	
(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 Cassandra A. Morgan and her husband, David L. Morgan

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. 338 on the Plan of Somerset, Phase I, of record in Plat Book 6900, Pages 690 and 691, said Register's Office.

SAID Lot No. 338, which is a corner lot, fronts 76.74 feet on the southerly margin of Seasons Drive and fronts 71.17 feet on the westerly margin of Seasons Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 91.57 feet on the westerly line and 81.74 feet on the southerly line to a point of intersection.

Being part of the same property conveyed to Randall Phillips 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, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 3528 Seasons Drive, (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 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 19th day of January, 1990

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

Attest:

STATE OF TENNESSEE
Davidson County

BOOK 8031 PAGE 296

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 ~~and/~~ _____ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~s~~he 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 acknowledging the same by the said as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 19th day of January, 19 90.

My commission expires 3/11/90

Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Cassandra A. Morgan

David L. Morgan

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

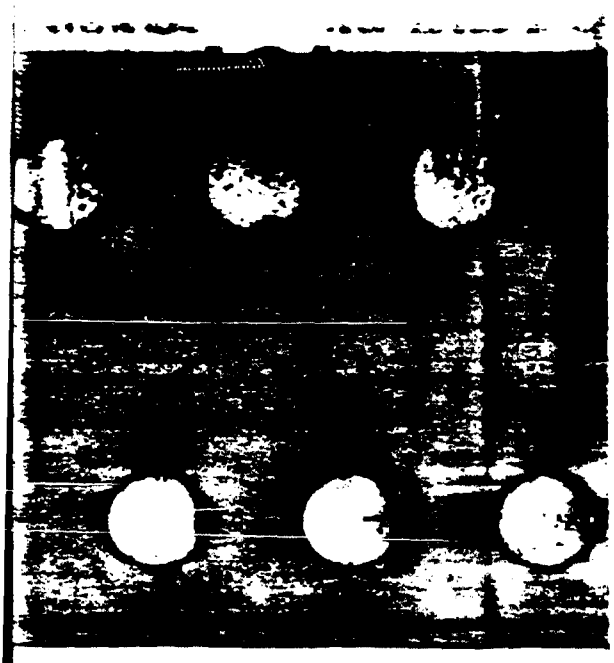
98484

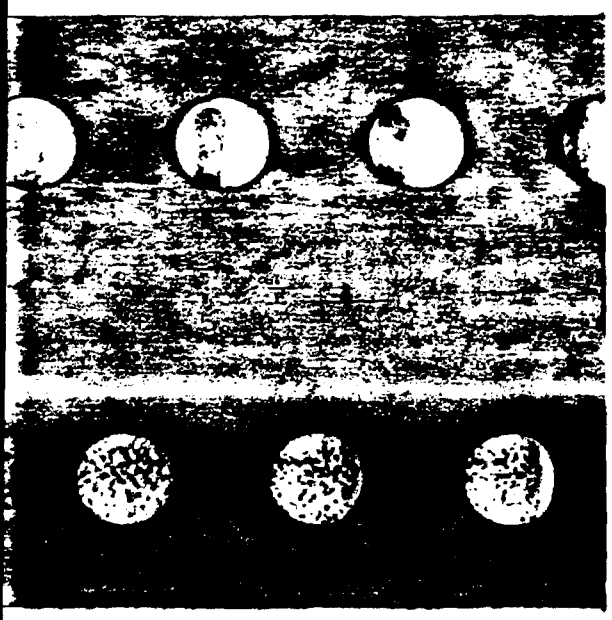
IDENTIF. REFERENCE

JAN 24 1 56 PM '90

DAVIDSON COUNTY TN.

5631 01/24/90 0101 03CHECK 278.26





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

RECEIVED OF _____

FOR _____

BOOK 8031 PAGE 297

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82250.00
CON TX 271.26
PRFEE 1.00
MDEED 6.00
TOTAL 278.26
CHECK 278.26

01/24/90 01 13:55 0001 5631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98484

IDENTIF. TREFERENCE

JAN 24 1 56 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 287710