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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

G. Wyatt Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 90.

Notary Public

MY COMMISSION EXPIRES 1/23/94
(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
G. Wyatt Rogers, unmarried (NAME)	Sovran Mortgage Corporation (NAME)	163-11-C
806 Beazer Lane (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	62CO/02
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	DU70784

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 G. Wyatt Rogers, 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. 62 on the Plan of Revised Bell Forge Village III, Section Five, of record in Book 6900, Page 632, amended in Book 7524, Page 552, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Bell Forge Associaties, a Tennessee joint venture, of record in Book 7224, Page 272, 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.

15369

IDENTIF. REFERENCE

APR 2 3 33 PM '90

DAVIDSON COUNTY

This is improved XX unimproved ( ) property, known as 806 Beazer Lane, (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 30th day of March, 1990

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~~ or proved to me upon the basis of satisfactory evidence upon ~~(his oath) (their oaths)~~ her oath acknowledged ~~(himself) (themselves)~~ herself to be the Vice President ~~and~~ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(s)he (they)~~ 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 as such~~.

Witness my hand and official seal at office at Nashville on this the 30th day of March, 19 90.

My commission expires 1/23/94

_____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
G. Wyatt Rogers, unmarried

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

7114 04/02 0101 03CHECK 260.7

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 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 76900.00
				CON TX 253.77
				PRFEE 1.00
				WDEED 6.00
				TOTAL 260.77
				CHECK 260.77
			04/02/90 01	15:33 0001 7114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

153.89

IDENTIF. REFERENCE

APR 2 3 33 PM '90

DAVIDSON COUNTY

No. 306278