File Box 43

BOOK 8101 PAGE 63

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 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
Richard B. Garfield (NAME)	Sovran Mortgage Corporation (NAME)	
1210 Strawberry Cove (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	50-3-B-52
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (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 Richard B. Garfield

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. 52 on the Plan of Mulberry Downs, Phase I, of record in Plat Book 7900, Pages 84 thru 88, said Register's Office.

SAID Lot No. 52 fronts 27.29 feet on the northeasterly margin of Strawberry Cove and extends back 103.44 feet on the northwesterly line and 94.03 feet on the southeasterly line to a dead line in the rear measuring 80.70 feet thereon.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 7770, Page 859 and in Book 7855, Page 630, Register's Office for Davidson County, Tennessee.

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

2348.5

IDENTIFICATION REFERENCE

MAY 2 1 22 PM '90

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1210 Strawberry Cove, (House Number) (Street) Nashville, TN 37207 (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 24th day of April, 190

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 with whom I am personally acquainted and who upon ~~(his oath)~~ 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 attesting the same by the said/ _____ /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 24th day of April, 19 90.

My commission expires 1/23/94

Notary Public

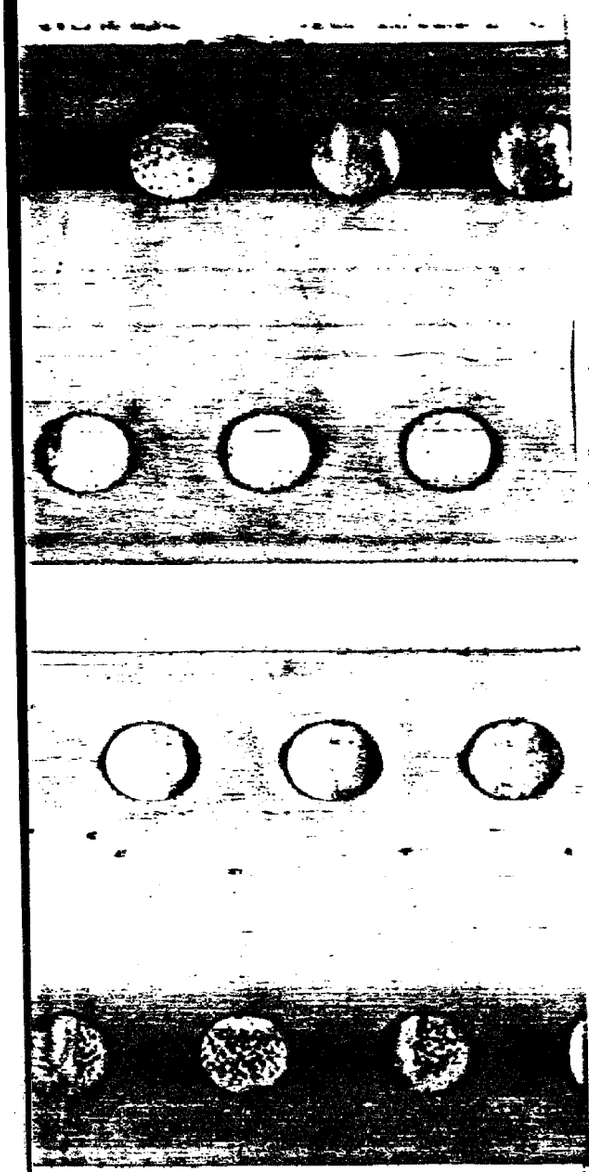
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Richard B. Garfield

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

9205 05/02 0101 03CHECK 254-17



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

RECEIVED OF _____

FOR _____

BOOK 8101 PAGE 65

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 74900.00
				CON TX 247.17
				PRFEE 1.00
				WDEED 6.00
				TOTAL 254.17
				CHECK 254.17
05/02/90	01			13:22 0001 8205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2348.5.

IDENTIFICATION REFERENCE

MAY 2 1 22 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 315699