BOOK 8133 PAGE 410 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Ernest L. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 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 |
|---|---|---|
| Ernest L. Allen et ux (NAME) | Same (NAME) | 53-13-63 |
| 105 Joe Pyron Court (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 11D-94282 |
| Madison, TN 37115 (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 Ernest L. Allen and his wife, Mary L. Allen

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. 139 on the Plan of Phase I, Kimbolton, of record in Plat Book 6900, Pages 276, 277 and 278, said Register's Office.

SAID Lot No. 139 fronts 68.26 feet on the easterly margin of Joe Pyron Court and extends back 174.92 feet on the northerly line and 202.24 feet on the southerly line to a dead line in the rear measuring 152.00 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 672 and by deed of record in Book 7304, Page 279, 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 (XX) property, known as 105 Joe Pyron Court, Madison, TN 37115
(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 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 15th day of June, 1990

Phillips Builders, Inc.
By: Jackie Roark, V.P.
Jackie Roark, 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 Roark~~

~~and~~ _____ or proved to me upon the basis of satisfactory evidence with whom I am personally acquainted and who upon ~~(his oath)~~ ~~(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 Roark~~ 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 ~~15th~~ day of June, 19 90.

My commission expires 1/23/94

_____
Notary Public

LOUELLE NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Ernest L. Allen

Mary L. Allen

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

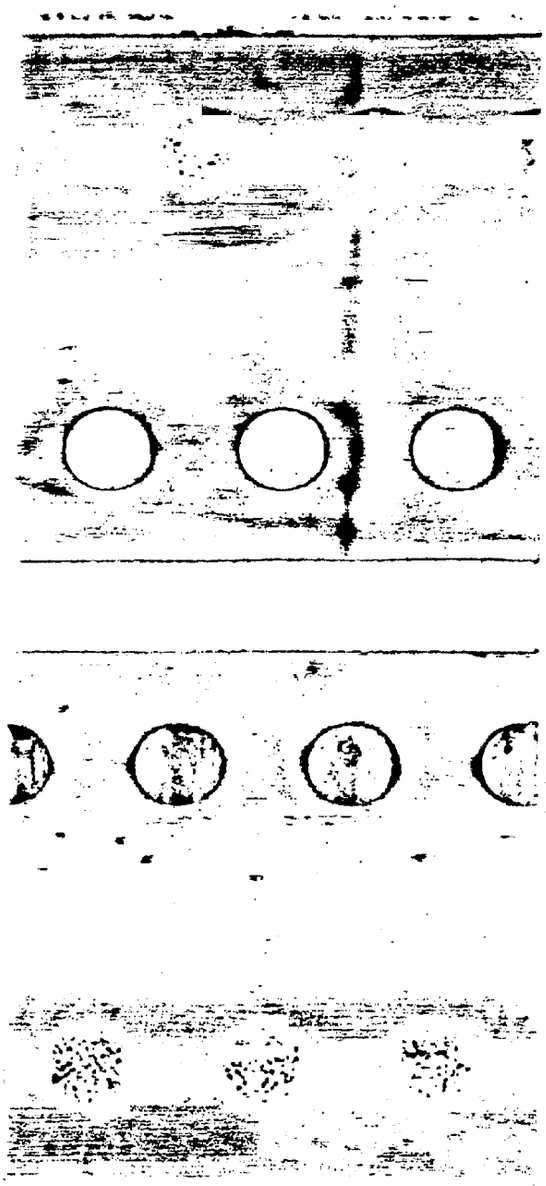
3472.4

IDENTIFICATION REFERENCE

JUN 18 1 35 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

1342 06/18 0101 03CHECK 356.47



**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 | 105900.00 |
| CON TX | 349.47 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 356.47 |
| CHECK | 356.47 |

06/18/90 01 12:38 0001 1342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3472.24

IDENTIFICATION REFERENCE

JUN 18 1 35 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 328983