File Box 43

STATE OF TENNESSEE BOOK 8137 PAGE 965
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,250.00

x Terry L. Biggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd 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
Terry L. Biggs et ux (NAME)	Sovran Mortgage Corporation (NAME)	50-3-B
1031 Mulberry Way (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	35C0
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	12D-87958

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 Terry L. Biggs and his wife, Tammy Darlene Biggs

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

SAID Lot No. 35 fronts 56.99 feet on the southwesterly margin of Mulberry Way and extends back 105.00 feet on the southeasterly line and 109.60 feet on the northwesterly line to a dead line in the rear measuring 34.37 feet thereon.

Being part of the same property conveyed to Phillips Builders, Inc. by deed 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.

FILED FOR RECORD AND RECORDED
JUN 25 9 57 AM '90
TENNESSEE REAL ESTATE TRANSFER TAX
36444

unimproved ( )
This is improved (XX) property, known as 1031 Mulberry Way, (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 22nd 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~~ or proved to me upon the basis of satisfactory evidence ~~and/~~ _____ with whom I am personally acquainted and who upon ~~(this oath) her oath~~ acknowledged ~~(himself) herself~~ ~~and/~~ _____ respectively of the Vice-President Phillips Builders, Inc. the within named bargainor, a corporation, and that s(he) as such ~~and/~~ Vice-President, 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 22nd day of June, 19 90.

My commission expires 1/23/94

Notary Public

WARRANTY DEED

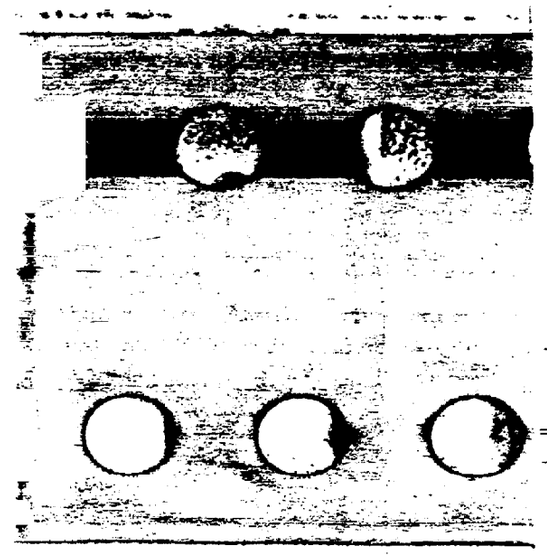
FROM
Phillips Builders, Inc.

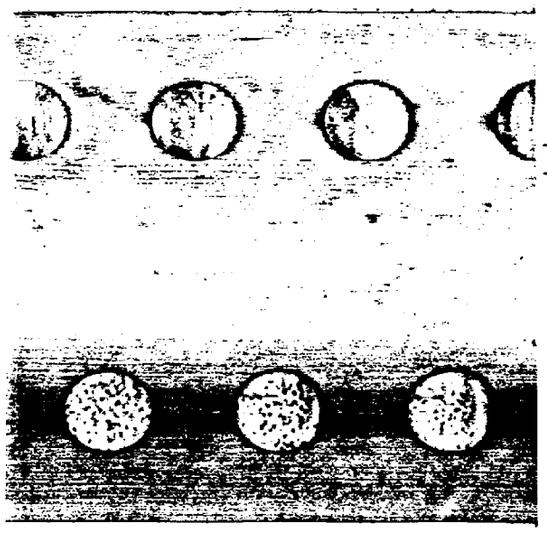
TO
Terry L. Biggs

Tammy Darlene Biggs

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

3427 06/25 0101 03CHECK 255.16





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 75250.00
CON TX 248.16
PRFEE 1.00
WDEED 6.00
TOTAL 255.16
CHECK 255.16

06/25/90 01 09:58 0001 3427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36444

IDENTIFI REFERENCE

JUN 25 9 58 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 331044