File Box 43

BOOK 8137 PAGE 974

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

F. Keith Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th 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
F. Keith Cox et ux (NAME)	Leader Federal Bank for Savings (NAME)	150-4-128
4116 Philhall Parkway (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	02D-76403
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (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 F. Keith Cox and his wife, Sarah Simon

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. 626 on the plan of Revised, Phase III, Kensington of Priest Lake, of record in Book 6900, Page 236, Register's Office for said County.

SAID Lot No. 626 fronts 97.00 feet on the southwesterly margin of Philhall Parkway and extends back 125.00 feet on the southeasterly line and 125.00 feet on the northwesterly line to a dead line in the rear measuring 97.00 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed of record in Book 4684, Page 351, Book 4805, Page 551, Book 4867, Page 654, and in Book 6246, Page 558, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. and Philhall Corporation 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 easements and restrictions of record.

unimproved ( )
This is improved XX property, known as 4116 Philhall Parkway (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 20th day of June, 19 90

Phillips Builders, Inc.

By: Jackie Roark V.P.

Jackie Roark, Vice President

STATE OF TENNESSEE
Davidson County

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
Davidson County

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 XXXX ______________ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ XXXXXXXXXXXXX acknowledged (himself) ~~(themselves)~~ herself to be the Vice-President XXXX her oath respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that s(he) as such Vice-President XXXX ______________ (they), 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 XXXXX~~, and attesting the same by the said~~ ______________ XXXXXX ______________.

Witness my hand and official seal at office at Nashville on this the 20th day of June, 19 90.

My commission expires 1/23/94

Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

F. Keith Cox

Sarah Simon

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

36446

JUN 25 10 01 AM '90

3429 06/25 0101 03CHECK 551.50



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 165000.00

CON TX 544.50

PRFEE 1.00

WDEED 6.00

TOTAL 551.50

CHECK 551.50

06/25/90 01 10:01 0001 3429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36446

IDENTIFICATION

JUN 25 10 01 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 331046