File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,259.00

x Tawanda Ray Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1990

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
Tawanda Ray Sanders (NAME)	Leader Federal Bank for Savings (NAME)	26-6-101
112 Sheffield Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	GO-20858
Goodlettsville, TN 37072 (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 Tawanda Ray Sanders

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. 282 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, Page 549, said Register's Office.

SAID Lot No. 282 fronts 44.65 feet on the southerly margin of Sheffield Court and extends back 105.19 feet on the easterly line and 107.66 feet on the westerly line to a dead line in the rear measuring 127.50 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6100, Page 617 as corrected in Book 6201, Page 391 and in Book 6297, Page 207, 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 easements and restrictions of record.

36448

JUN 25 10 02 AM '90

3431 06/25 0101 03CHECK 334.69

unimproved ( )
This is improved (X) property, known as 112 Sheffield Court (House Number) (Street) Goodlettsville, TN 37072 (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
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/ ~~XXXXX~~ ~~XXXXX~~ with whom I am personally acquainted and who upon ~~XXXXXXXXXXXXXXXX~~ her oath acknowledged (~~XXXXXXX~~herself) to be the Vice-President and/ ~~XXXXXXXXXXXXXXXX~~ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~XXX~~ she as such Vice-President and/ ~~XXXXXXXXXXXXXXXX~~, 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 20th day of June, 19 90.

My commission expires 1/23/94

Notary Public

WARRANTY DEED

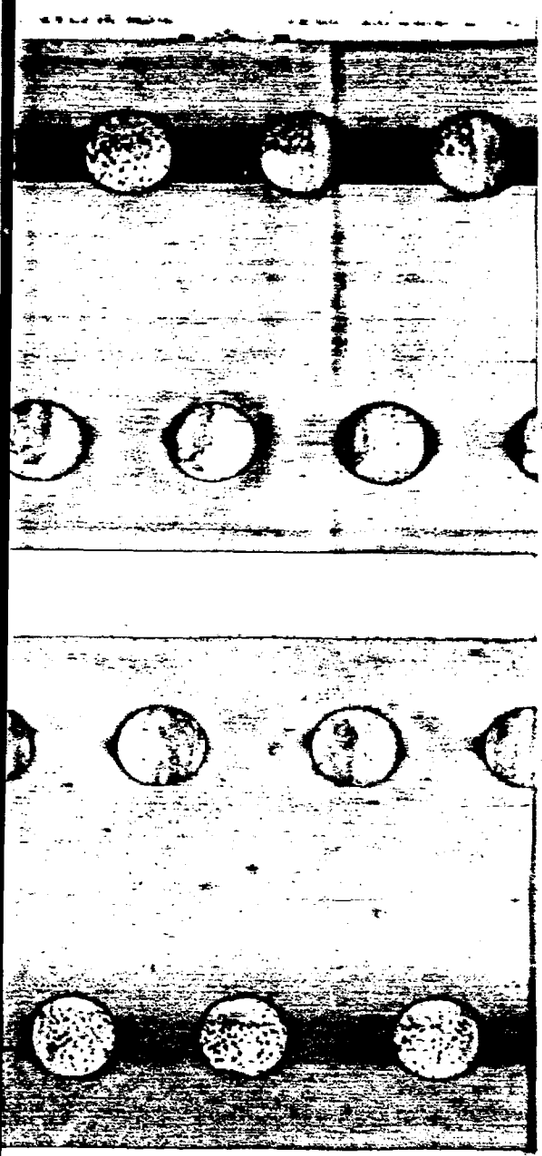
FROM

Phillips Builders, Inc.

TO

Tawanda Ray Sanders

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



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

RECEIVED OF _____

FOR _____

BOOK 8137 PAGE 984

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 99259.00
CON TX 327.69
PRFEE 1.00
WDEED 6.00
TOTAL 334.69
CHECK 334.69

06/25/90 01 10:02 0001 3431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36448

IDENTIFICATION

JUN 25 10 02 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 331048