File Box 43

BOOK 8145 PAGE 360

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 90

Notary Public

MY COMMISSION EXPIRES 3-11-94
(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 |
|---|---|---|
| Cindy M. Shearron, unmarried (NAME) | Sovran Mortgage Corporation (NAME) | 26-6-98 |
| 106 Sheffield Court (STREET ADDRESS OR ROUTE NUMBER) | 201 E. Cary Street (STREET ADDRESS) | GO-20855 |
| Goodlettsville, TN 37072 (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 Cindy M. Shearron, unmarried

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. 279 on the plan of Windsor Green, Phase II, Section II, of record in Book 6900, Page 549, Register's Office for said County.

SAID Lot No. 279 fronts 58.35 feet on the northeasterly margin of Sheffield Court and extends back 129.77 feet on the northwesterly line and 89.43 feet on the southeasterly line to a dead line in the rear measuring 102.08 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee, 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.

unimproved ( )
This is improved XX property, known as 106 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 28th day of June, 19 90

Phillips Builders, Inc.

By: C. Wayne Meadows

C. Wayne Meadows, Vice President

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
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared C. Wayne Meadows

and ~~(his oath)~~ _____ or proved to me upon the basis of satisfactory evidence ~~(himself)~~ _____ with whom I am personally acquainted and who upon ~~(his/her/several/oaths)~~ acknowledged ~~(themselves)~~ to be the Vice President

and _____ ~~respectively~~ of the Phillips Builders, Inc.

the within named bargainor, a corporation, and that (he) as such Vice President

and _____ ~~(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 C. Wayne Meadows 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 28th day of June, 19 90.

My commission expires 1/23/94

_____
Notary Public

38920

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Cindy M. Shearron

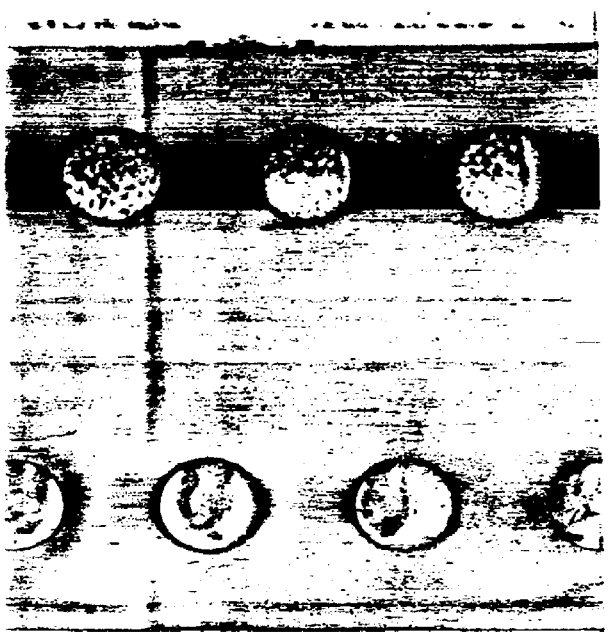
IDENTIFICATION REFERENCE

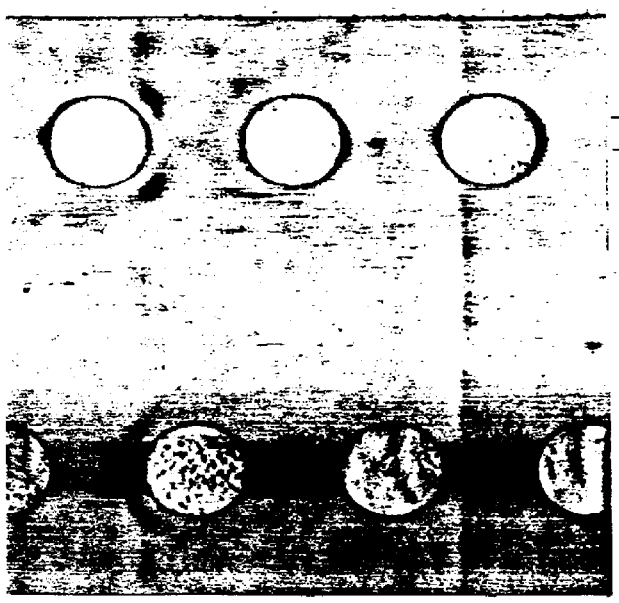
Jul 3 2 05 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7066 07/03 0101 03CHECK 287.50

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 _____

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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 85000.00
CON TX 280.50
PRFEE 1.00
WDEED 6.00
TOTAL 287.50

CHECK 287.50
07/03/90 01 14:08 0001 7066

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

38920

IDENTIFICATION REFERENCE

Jul 3 2 05 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 333953