File Box 43

BOOK 8155 PAGE 176

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,784.15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 90

Notary Public

MY COMMISSION EXPIRES 3-9-94
(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
Phillips Builders, Inc. (NAME)	Leader Federal Bank for Savings (NAME)	53-13-107
635 Brentmeadow Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	11D-94390
Madison, TN 37115 (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, Denise C. Sandlin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillips Builders, Inc.

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. 34-B on the Plan of Zone Lot Division of Lots 32 thru 35, of Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, Pages 276 thru 278 as amended in Book 6900, Page 570 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Denise C. Sandlin, unmarried by deed from Phillips Builders, Inc. of record in Book 7472, page 297, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a deed of trust of record in Book 7472, Page 300 and re-recorded in Book 7592, Page 75, said Register's Office, payable according to the terms and conditions therein.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 635 Brentmeadow Circle, 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 16th day of July, 1990

Denise C. Sandlin

Denise C. Sandlin, unmarried

STATE OF TENNESSEE
Davidson County
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise C. Sandlin, unmarried

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 1990

Commission expires 3-11-91

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Denise C. Sandlin, unmarried

TO

Phillips Builders, Inc.

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

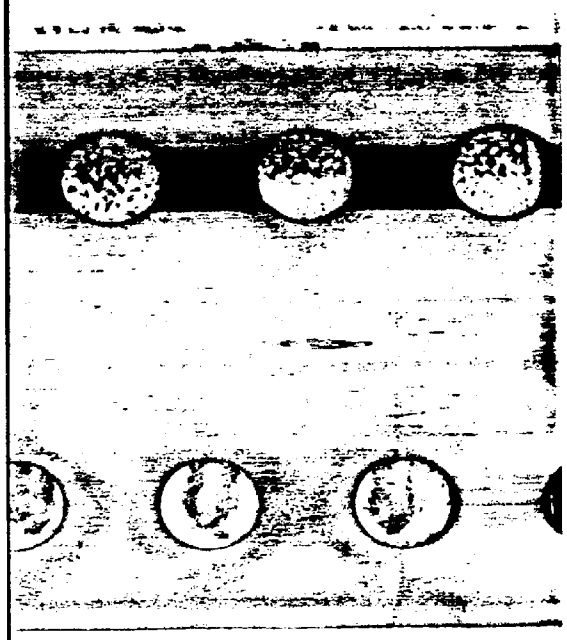
42209

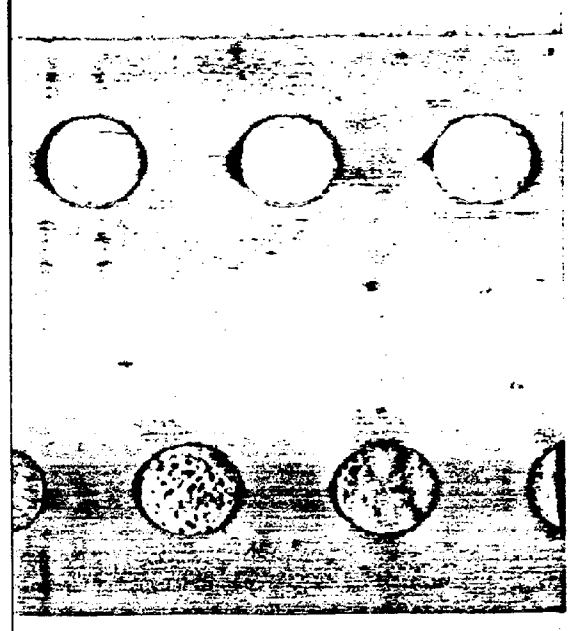
INDEXING REFERENCE

JUL 18 10 46 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY, TN

1058 07/18 0101 03CHECK 217.54





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	63784.15
CON TX	210.54
PRFEE	1.00
WDEED	6.00
TOTAL	217.54
CHECK	217.54

07/18/90 01 10:48 0001 1058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42269

IDENTIFICATION REFERENCE

JUL 18 10 46 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 337888