BOOK 8163 PAGE 443 ~~File Book 43~~

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,176.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 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
Joe N. Duck et ux	SAME	150-3-383
(NAME)	(NAME)	
1020 Ainsworth Court		2D-76509
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (P.O. ZIP)	(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 Joe N. Duck and his wife, Cindy B. Duck

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. 437 on the Plan of Section Nine, "The Country", of record in Plat Book 6900, Pages 285 and 286, said Register's Office.

SAID Lot No. 437 fronts 83.42 feet on the southwesterly margin of Ainsworth Circle and extends back 116.50 feet on the southeasterly line and 120.00 feet on the northwesterly line to a dead line in the rear measuring 88.80 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp., by deed from Phillips Builders, a Tennessee partnership, composed of Randall L. Phillips, Harry Edward Phillips and Randall Phillips, of record in Book 7195, Page 100 as corrected in Book 7225, Page 222, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. and Philhall Corp. 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 restrictions and easements of record.

PICK-UP

FEE $ 7.50 REGISTER'S FEE $ 1.00 TRANSCRIPTION FEE $ 1.00 STATE OF TENNESSEE DAVIDSON COUNTY
Jul 31 8 37 AM '90
IDENTIFICATION REFERENCE
45402

This is improved (XX) unimproved ( ) property, known as 1020 Ainsworth Court, Antioch, TN 37013
(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 it, 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 27th day of July, 1990

Phillips Builders, Inc.
By: Jackie Roark, Sr. V.P.
Jackie Roark, Sr. 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/~~or~~ ~~XXXXXXXXXXXXX~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Sr. Vice-President and/~~or~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~she (he) (they)~~ she as such Sr. Vice-President and/~~or~~ _____, 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 Sr. Vice-President /~~and attesting the same by the said~~ and/~~or~~ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 27th day of July, 19 90.

My commission expires 1/23/94

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Joe N. Duck
Cindy B. Duck

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

4932 07/31 0101 03CHECK 380-56

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 113176.00
CON TX 373.56
PRFEE 1.00
WDEED 6.00
TOTAL 380.56
CHECK 380.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/90 01 08:39 0001 4932

45402

IDENTIFICATION REFERENCE

JUL 31 8 37 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 341701