File Box 43

BOOK 8166 PAGE 31

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,900.00

James L. Vowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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
James L. Vowell et ux	First Tennessee Bank National Association	150-4-146
(NAME)	(NAME)	
4105 Philhall Parkway	P.O. Box 1000, Dept. 47	2D-76421
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Memphis, TN 38148	
(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 James L. Vowell and his wife, Virginia M. Vowell

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. 644 on the Plan of Revised, Phase III, Kensington of Priest Lake, of record in Plat Book 6900, Page 236, said Register's Office.

SAID Lot No. 644 fronts 100.00 feet on the easterly margin of Philhall Parkway and extends back 117.12 feet on the northerly line and 133.19 feet on the southerly line to a dead line in the rear measuring 101.28 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed of record in Book 464, Page 351, Book 4805, Page 551, Book 4867, Page 654 and 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.s Builders, Inc. and

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

4 6 3 3 4

STATE OF TENNESSEE
Aug 2 11 13 AM '90
FEES & TAXES

6299 08/02 0101 03CHECK 557.77

unimproved ( )
This is improved (X) property, known as 4105 Philhall Parkway, 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 30th day of July, 1990

Phillips Builders, Inc.
By: [signature]
Jackie Roark, Sr. Vice-President

ATTEST:/

STATE OF TENNESSEE
Davidson County

BOOK 8166 PAGE 32

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

~~and~~ _____ or proved to me upon the basis of satisfactory evidence with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Sr. Vice-President ~~and~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(they)~~ she as such Sr. Vice-President ~~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 Jackie Roark as such Sr. Vice-President ~~and acknowledging the same by the said as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 30th day of July, 19 90.

My commission expires 1/23/94

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
James L. Vowell
Virginia M. Vowell

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 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
166900.00
CON TX 550.77
PRFEE 1.00
MISCFEE 6.00
TOTAL 557.77
CHECK 557.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/90 01 11:15 0001 6299

46334

REGISTER'S OFFICE

Aug 2 11 13 AM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 342773