File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Michael R Scoggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 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
Michael R. Scoggins et ux	First Tennessee Bank National Association	
(NAME)	(NAME)	
3520 Shakertown Road	P.O. Box 1000, Dept. 47	L50-4-98
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Memphis, TN 38148	02D-75834
(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 Michael R. Scoggins and his wife, Mireille J. Scoggins

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. 373 on the plan of Section Eight, "The Country", of record in Book 6250, Pages 779 and 780, Register's Office for said County.

SAID Lot No. 373 which is a corner lot fronts 70.00 feet on the northerly margin of Shakertown Road and fronts 30.33 feet on the easterly margin of Shaker Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 145.95 feet on the northerly line and 152.87 feet on the easterly line to a point of intersection.

Being part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4694, page 351, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corp. by deed from John R. Creager, Jr., James Russell Creager, Richard H. Creager and William H. Creager, of record in Deed Book 4805, Page 551, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corp. of record in Book 6848, Page 615, 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 restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 3520 Shakertown Road, 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 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 31st day of July, 1990

Phillips Builders, Inc.
By: Jackie Roark, Sr. VP
Jackie Roark, Sr. Vice President
Attest:

STATE OF TENNESSEE
Davidson County

BOOK 8166 PAGE 50

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 _____ (his oath) _____ (himself) or proved to me upon the basis of satisfactory evidence with whom I am personally acquainted and who upon her oath acknowledged herself to be the Sr. Vice President

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

the within named bargainor, a corporation, and that she as such Sr. 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 Jackie Roark

as such Sr. Vice President /, and attesting the same by the said _____

/as such/ _____.

Witness my hand and official seal at office at Nashville on this the 31st day of July, 19 90.

My commission expires 1/23/94

_____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Michael R. Scoggins

Mireille J. Scoggins

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

46330

AUG 2 11 15 AM '90

6303 08/02 0101 03CHECK 402.67

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8166 PAGE 51

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 119900.00
				CON TX 395.67
				PRFEE 1.00
				WDEED 6.00
				TOTAL 402.67
				CHECK 402.67
			08/02/90 01	11:17 0001 6303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

463388

IDENTIFICATION REFERENCE

AUG 2 11 15 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 342777