File Box 43

BOOK 8212 PAGE 786

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 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
Gary L. Simmeth et ux	Sears Mortgage Corporation	150-3-335
(NAME) 3440 Shakertown Road	(NAME) 300 Knightsbridge Parkway	2DX-03711
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Lincolnshire, IL 60069	
(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 Gary L. Simmeth and his wife, Valerie M. Simmeth

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. 445 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. 445 fronts 85.00 feet on the northerly margin of Shakertown Road and extends back 132.85 feet on the westerly line and 129.95 feet on the easterly line to a broken line in the rear measuring 68.61 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed of record in Book 7195, Page 100 and corrected in Book 7225, Page 222, 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.

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

6341 9

IDENTIF. TREFERENCE

Oct 8 1 48 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX property, known as 3440 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 4th day of October, 19 90

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/~~ _____ 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 ~~s(he)~~ 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 attesting the same by the said~~ ~~as/s/c/h/~~ _____.

Witness my hand and official seal at office at Nashville on this the 4th day of October, 19 90.

My commission expires 1/23/94

Notary Public

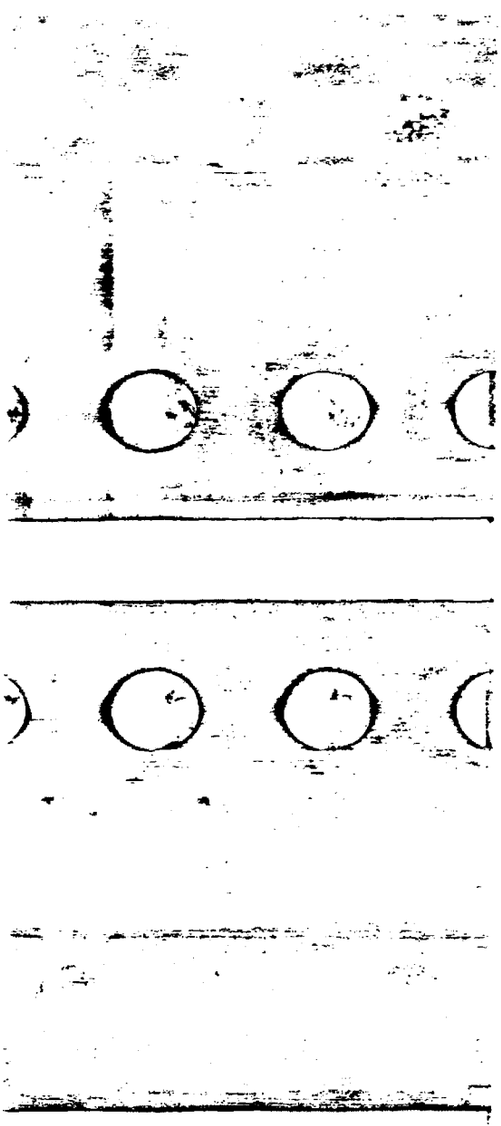
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Gary L. Simmeth
Valerie M. Simmeth

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

8404 10/08 0101 03CHECK 405.97



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 120900.00
				CON TX 398.97
				PRFEE 1.00
				MDEED 6.00
				TOTAL 405.97
				CHECK 405.97
10/08/90		01		13:49 0001 8404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63419

IDENTIF. REFERENCE

OCT 8 1 48 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 362674