File Box 43

BOOK 8231 PAGE 729

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,478.90

Lillie M. Eby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 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
Lillie M. Eby, unmarried (NAME)	Leader Federal Bank for Savings (NAME)	26-2-23
201 Ashtead Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	GO-21017
Goodlettsville, TN 37072 (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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lillie M. Eby, unmarried

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. 341 on the Plan of Windsor Green, Phsae II, Section III, of record in Plat Book 6900, Page 845, said Register's Office.

SAID Lot No. 341 which is a corner lot, fronts 60.76 feet on the westerly margin of Ashtead Court and fronts 95.13 feet on the southerly margin of Lidgate Terrace, said frontages being joined by a curve having a length of 40.69 feet and extends back 100.00 feet on the westerly line and 82.56 feet on the southerly line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6100, Page 617 and corrected in Book 6201, Page 391 and in Book 6297, Page 207, 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 easements and restrictions of record.

unimproved ( )
This is improved XX property, known as 201 Ashtead Court, Goodlettsville, TN 37072
(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, easte, 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 October, 19 90

Phillips Builders, Inc.

By: Jackie Roark, Sr. V.P.

Jackie Roark, Sr. Vice-President

STATE OF TENNESSEE
Davidson County

BOOK 8231 PAGE 730

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 ~~(his/her/their)~~ her oath ~~(his/her/their)~~ herself acknowledged ~~(himself/herself/themselves)~~ to be the Sr. Vice-President

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

the within named bargainor, a corporation, and that ~~he/she/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 attesting the same by the said _____ as such _____~~.

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

My commission expires 1/23/94

Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Lillie M. Eby, unmarried

70221

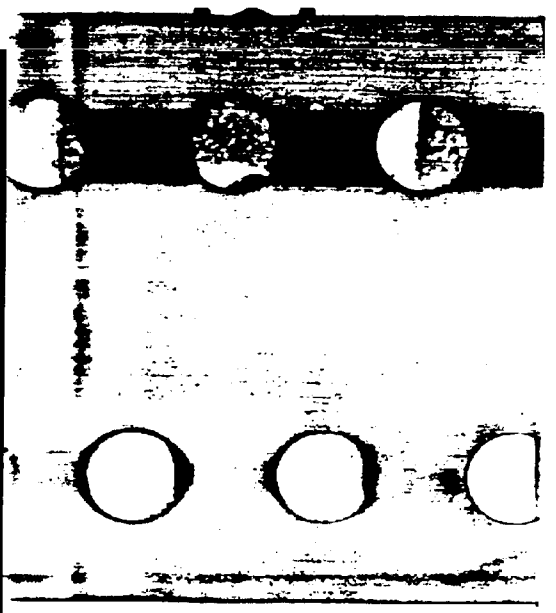
IDENTIF. TREFERENCE

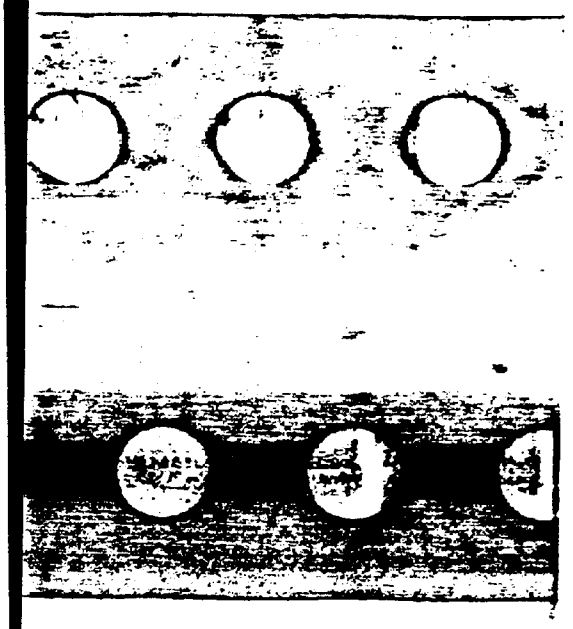
Nov 5 1 35 PM '90

FELIX [illegible]
DAVIDSON COUNTY TN.

4509 11/05 0101 03CHECK 348.55

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 _____

BOOK 8231 PAGE 731

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	103478.90
			CON TX	341.55
			PRFEE	1.00
			WDEED	6.00
			TOTAL	348.55
			CHECK	348.55

11/05/90 01 13:36 0001 4509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7U221

IDENTIF. REFERENCE

Nov 5 1 36 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 370575