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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

x Joe M Birdwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 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 M. Birdwell, et ux (NAME)	Leader Federal Bank for Savings (NAME)	26-6-55
101 Wilshire Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	GO-20368
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 Joe M. Birdwell and his wife, Betty B. Birdwell

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. 101 on the Plan of Windsor Green, Phase I, Section I, of record in Plat Book 6250, Page 31, Register's Office for said County, to which Plat reference is hereby made for a more complete description.

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.

74375

IDENTIF. REFERENCE

Nov 21 2 26 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved XX property, known as 101 Wilshire 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, 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 20th day of November, 19 90

Phillips Builders, Inc.

By: Jackie Roark, Sr. V.P.

Jackie Roark, Sr. Vice-President

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 ~~(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~~ _____, 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 20th day of November, 19 90.

My commission expires 1/23/94

_____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Joe M. Birdwell
Betty B. Birdwell

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

9447 11/21 0101 03CHECK 330.07

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 97900.00
				CON TX 323.07
				PRFEE 1.00
				WDEED 6.00
				TOTAL 330.07
				CHECK 330.07
11/21/90	01			14:24 0001 9447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74375

IDENTIF. TREFERENCE

NOV 21 2 26 PM '90

FELIX Z. WILSON JR., D.C.
DAVIDSON COUNTY TN.

No. 375433