BOOK 8249 PAGE 448

FILE BOX 9

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,100.00

William S. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 90

John D. Adams
Notary Public

MY COMMISSION EXPIRES 7/13/91
(AFFIX SEAL)

JOHN D. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
William S. Smith, et ux (NAME)	Atlantic Coast Mortgage Company (NAME)	50-3-B-13CO
1024 Mulberry Way (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Suite 400 (STREET ADDRESS)	12D-87936
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22033 (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 William S. Smith and his wife, Joyce A. Smith

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. 13 on the Plan of Mulberry Downs, Phase I, of record in Plat Book 7900, Pages 84, 85, 86, 87 and 88 all in Register's Office for said County.

SAID Lot No. 13 fronts 43.00 feet on the easterly margin of Mulberry Way and extends back 100.00 feet on the northerly line and 100.00 feet on the southerly line to a dead line in the rear measuring 43.00 feet thereon.

BEING part of the same property conveyed to Phillips Builders, Inc. by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 7855, Page 630, said Register's Office.

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

77006

IDENTIF. T REFERENCE

DEC 4 2 08 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 1024 Mulberry Way, Nashville, TN 37207
(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 30th day of November, 19 90

Phillips Builders, Inc.

By: Jackie Roark Sr. V.P

Jackie Roark, Sr. Vice-President

STATE OF TENNESSEE
Davidson County

BOOK 8249 PAGE 449

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~~ _____ with whom I am personally acquainted and who upon ~~(that~~ 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 ~~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 such~~ _____.

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

My commission expires 1-23-94

_____
Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

William S. Smith

Joyce A. Smith

6100 12/04 0101 03CHECK 284.53

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 3720[

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8249 PAGE 450

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	84100.00
CON TX	277.53
PRFEE	1.00
WDEED	6.00
TOTAL	284.53
CHECK	284.53

12/04/90 01 14:07 0001 6100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77008

IDENTIF. TREFERENCE

DEC 4 2 08 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378571