File Box 43

BOOK 8254 PAGE 133

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 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
Benny Dwayne Hopper et ux (NAME)	Same (NAME)	150-3-432
3401 Timber Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	02DX-03808
Antioch, TN 37013 (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 Benny Dwayne Hopper and his wife, Barbara Denise Hopper

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. 478 on the plan of Section Ten "The Country", of record in Book 6900, Page 394, Register's Office for Davidson County, Tennessee.

SAID Lot No. 478 fronts 89.71 feet on the northerly margin of Shakertown Road and extends back 93.52 feet on the westerly line and 105.70 feet on the easterly line to a broken line in the rear measuring 165.65 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Lillie Cone Coleman and husband, John A. Coleman, Jr. and John Andrew Coleman, Jr., of record in Book 4867, Page 654, 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, Register's Office for Davidson County, Tennessee.

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

7837 5 IDENTIF. TREFERENCE

DEC 10 10 24 AM '90 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY TN.

7830 12/10 0101 03CHECK 56.50

This is unimproved XX / This is improved ( ) property, known as Lot 478 The Country (House Number) (Street) Antioch, TN 37013 (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 6th day of December, 19 90

Phillips Builders, Inc.

By: C. Wayne Meadows Sr VP

C. Wayne Meadows, 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 C. Wayne Meadows or proved to me upon the basis of satisfactory evidence XXX ______________ ______________ with whom I am personally acquainted and who upon (his oath) XXXXXXXXXXXX acknowledged (himself) XXXXXXXX to be the Sr. Vice President XXX ______________ XXXXXXXX of the Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Sr. Vice President XXX ______________ XXXX, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said C. Wayne Meadows as such Sr. Vice President, XXXXXXXXXXXXXXXXXXXXX ______________ XXXXX ______________.

Witness my hand and official seal at office at Nashville on this the 6th day of December, 19 90.

My commission expires 1/23/94 [signature]
Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Benny Dwayne Hopper

Barbara Denise Hopper

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 _____

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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	15000.00
CON TX	49.50
PRFEE	1.00
WDEED	6.00
TOTAL	56.50
CHECK	56.50

12/10/90 01 10:23 0001 7830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78375

IDENTIF. REFERENCE

DEC 10 10 24 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 380283