File Box 43

BOOK 8254 PAGE 142

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

C. Wayne Thomas & Co.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 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
Phillips Builders, Inc. (NAME)	Same (NAME)	149-9-90
2910 Kraft Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204 (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, Kathleen M. Marquar, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillips Builders, Inc.

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. 23 on the Plan of Barclay Square, Section 1, of record in Book 4460, Page 141, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 78.14 feet on the southwesterly margin of Manatee Court and extends back 131.11 feet on the southeasterly line and 130.18 feet on the northwesterly line to a line in the rear measuring 45.86 feet thereon.

Being the same property conveyed to Kathleen M. Marquar, unmarried, by deed from John M. Fuqua and his wife, Cynthis Fuqua, of record in Book 7352, Page 982, Register's Office for Davidson County, Tennessee.

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

78377

IDENTIF. TREFERENCE

DEC 10 10 25 AM '90

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.

7832 12/10 0101 03CHECK 208.30

unimproved ( )
This is improved (XX) property, known as 209 Manatee Court (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

Kathleen M. Marquar

Kathleen M. Marquar, unmarried

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen M. Marquar, unmarried

or proved to me upon the basis of satisfactory evidence

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 6th day of December, 90

Commission expires 1/23/94

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Kathleen M. Marquar, unmarried

TO
Phillips Builders, Inc.

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 61000.00
CON TX 201.30
PRFEE 1.00
WDEED 6.00
TOTAL 208.30
CHECK 208.30

12/10/90 01 10:24 0001 7832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78377

IDENTIF. TREFERENCE

DEC 10 10 25 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380285