FORM NO. WD-1

BOOK 8267 PAGE 412

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76900.00

Philip L. Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 90

Marbut Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: 3-3-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Philip L. Hart etux (NAME)	SOUTHTRUST MORTGAGE CORPORATION (NAME)	50-3-B-55
1211 Strawberry Cove (STREET ADDRESS OR ROUTE NUMBER)	100 Office Park Drive (STREET ADDRESS)	12D-87978
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35223 (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 Philip L. Hart and wife, Glenda S. Hart

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:

Being Lot No. 55 on the plan of Mulberry Downs, Phase 1, as of record at Book 7900, pages 84-88, inclusive, Register's Office for Davidson County, Tennessee, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being part of the same property conveyed to the grantor herein by deeds at Book 7770, page 859 and Book 7855, page 630, said Register's Office.

This conveyance is subject to the limitations shown on said plan at Book 7900, pages 84-88, inclusive and to Declaration of Covenants, Conditions, and Restrictions as of record at Book 8053, page 316, both in said Register's Office.

82904

IDENTIF. REFERENCE

JAN 2 10 12 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1874 01/02 0101 03CHECK 260.77

IMproved
unimproved ( )
This is improved (X) property, known as 1211 Strawberry Cove, 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 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. The corporate grantor havings its duly authorized officer sign the name of the corporation.

Witness its hand this 31st day of December, 19 90

Phillips Builders, Inc.

By: Jackie Roark Sr. V.P.
Jackie Roark, Sr. Vice Pres.

BOOK 8267 PAGE 413

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, Marbut Glenn Gaston, Jr. a Notary Public in and for the State and County aforesaid, personally appeared Jackie Roark

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her ~~himself~~ to be the Sr. Vice Pres. of the Phillips Builders, Inc. a corporation, and that she ~~he~~ as such Sr. Vice Pres. executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her ~~himself~~ as Sr. Vice Pres.

Witness my hand and official seal at Nashville, TN this 31st day of Dec., 1990.

Marbut Glenn Gaston Notary Public

Commission Expires 3-3-92

GLENN GASTON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Philip L. Hart and wife
Glenda S. Hart

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8267 PAGE 414

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 76900.00
CON TX 253.77
PRFEE 1.00
WDEED 6.00
TOTAL 260.77
CHECK 260.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01-02-91 01 10:11 0001 1874

8290.4

IDENTIF. TREFERENCE

JAN 2 10 12 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 385791