8335

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Christopher C. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 19 91.

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
Christopher C. Thomas (NAME)	Atlantic Coast Mortgage Company (NAME)	150-11-101
417 South Towne Court (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Suite 400 (STREET ADDRESS)	
Antioch, TN 37013 (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 Christopher C. Thomas and wife, Meredith E. Thomas

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. 224 on the Plan of Towne Village of the Country, Section 3 of record in Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee.

SAID Lot No. 224 fronts 37.83 feet on the northerly side of South Towne Court and runs back 151.37 feet on the easterly line and 125.18 feet on the westerly line to a line in the rear which measures 164.05 feet thereon.

BEING the same property conveyed to Phillips Builders, Inc. by deed from Clifton O. Detamore and his wife, Janice L. Detamore of record in Book 8227, Page 624, Register's Office for Davidson County, Tennessee.

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

0886G

IDENTIF. TREFERENCE

APR 23 1 45 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved XX property, known as 417 South Towne Court, Antioch, TN 37013
(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 19th day of April, 19 91

Phillips Builders, Inc.

By: Jackie Roark, Sr. V.P.

Jackie Roark, Sr. Vice-President

BOOK 8335 PAGE 985

STATE OF TENNESSEE
Davidson County

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 ~~(his/her/their)~~ her oath acknowledged ~~(himself/herself/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/they)~~ 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 19th day of April, 19 91.

My commission expires 1-23-94

Notary Public

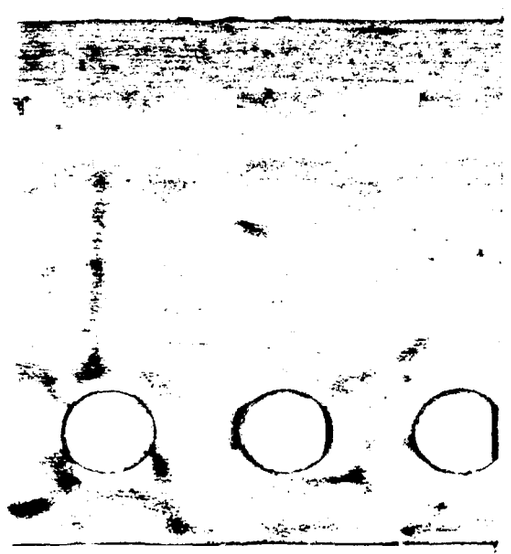
WARRANTY DEED

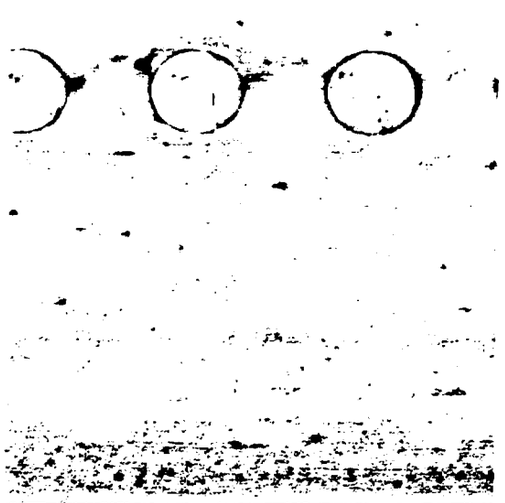
FROM
Phillips Builders, Inc.

TO
Christopher C. Thomas
Meredith E. Thomas

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

7445 04/23 0101 03CHECK 254.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8335 PAGE 986

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 75000.00
CON TX 247.50
PRFEE 1.00
MDEED 6.00
TOTAL 254.50
CHECK 254.50

04/23/91 01 13:44 0001 7445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08866

IDENTIF. REFERENCE

APR 23 1 45 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 415460