File Box 43

BOOK 8341 PAGE 971

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,900.00

Lyle Dean Polzin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th 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
Lyle Dean Polzin, et ux (NAME)	Leader Federal Bank for Savings (NAME)	150-3-361
1304 Ravenna Court South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	2DX-03737
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (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 Lyle Dean Polzin and wife, Teresa C. Hobbs-Polzin

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. 415 on the Plan of Section Nine, "The Country", of record in Plat Book 6900, Pages 285 and 286, said Register's Office.

SAID Lot No. 415 fronts 74.86 feet on the westerly margin of Ravenna Court South and extends back 130.00 feet on the southerly line and 105.00 feet on the northerly line to a broken line in the rear measuring 103.85 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by quitclaim deed from Phillips Builders, Inc., a Tennessee partnership composed of Randall L. Phillips, Harrry Edward Phillips and Randall Phillips as of record in Book 7195, page 100, said Register's Office. Instrument of Correction of record in Book 7225, page 222, said Register's Office. 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 restrictions and easements of record.

unimproved ( )
This is improved XX property, known as 1304 Ravenna Court South, 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, esate, 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 29th day of April, 19 91

Phillips Builders, Inc.

By: Jackie Roark Sr. V.P.
Jackie Roark, Sr. Vice-President

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 or proved to me upon the basis of satisfactory evidence ~~And /~~ ~~XXXXX~~ her oath ~~XXXXX~~ herself with whom I am personally acquainted and who upon ~~(XXXXXXXXXXXXXXXX~~ acknowledged ~~(XXXXXXXX~~ (themselves) 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 acknowledging the same to be the act~~ _____ ~~As such~~ / _____.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of April, 19 91.

My commission expires 1/23/94 _____ Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Lyle Dean Polzin

Teresa C. Hobbs-Polzin

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

108 45

IDENTIF. T REFERENCE

MAY 1 10 38 AM '91

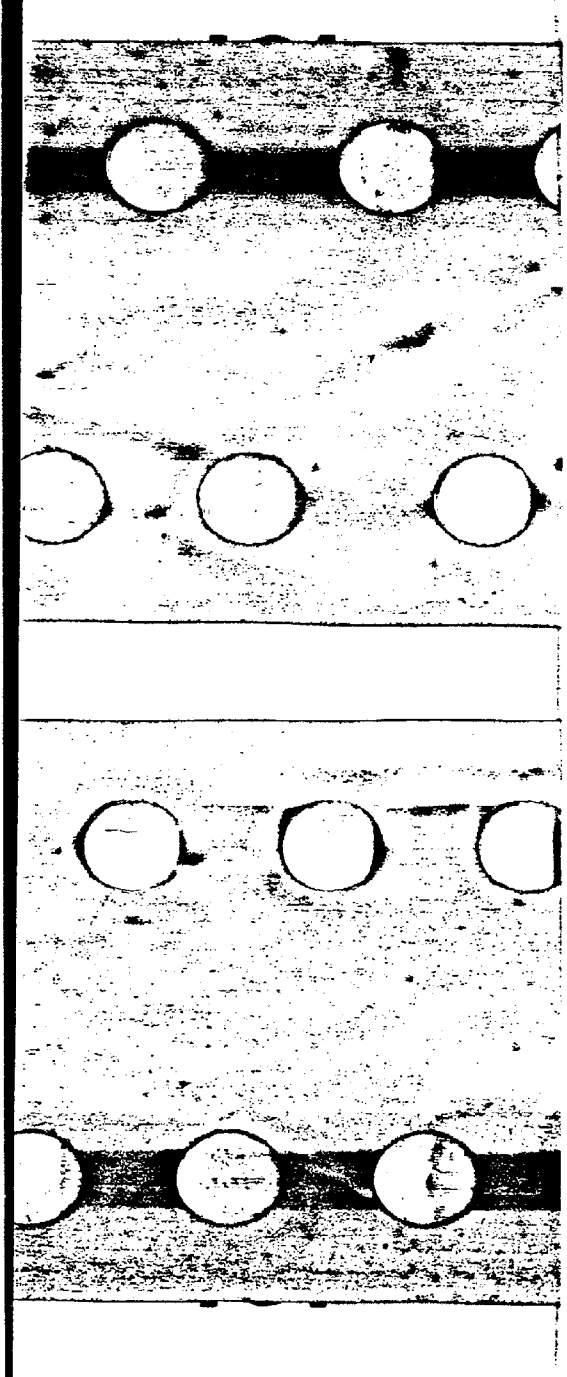
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

392.77 05/01 0104 05CHECK

3052

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 116900.00
CON TX 385.77
PRFEE 1.00
WDEED 6.00
TOTAL 392.77
CHECK 392.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10138 0001 8052

11 0845

IDENTIF. REFERENCE

MAY 1 10 38 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 417711