File Box 43

BOOK 8383 PAGE 100

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 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 |
|---|---|---|
| G. Scott Goyer, et ux (NAME) | Leader Federal Bank for Savings (NAME) | 141-15-D-88CO |
| 8021 Claytie Circle (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2926 (STREET ADDRESS) | 9D-80627 |
| Nashville, TN 37221 (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 G. Scott Goyer and wife, Devon Jaye Goyer

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. 88 on the Plan of Resubdivision of Lot 88 and 89, "Sheffield" on the Harpeth, Phase II, of record in Plat Book 6900, Page 976, said Register's Office.

SAID Lot No. 88 fronts 93.50 feet on the westerly margin of Claytie Circle and extends back 138.86 feet on the southerly line and 141.26 feet on the northerly line to a broken line in the rear measuring 78.57 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, said Register's Office.

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

25.60.

IDENTIFICATION REFERENCE

JUN 25 2 23 PM '91

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

7721 06/25 0101 03CHECK 633.67

This is improved XX unimproved ( ) property, known as 8021 Claytie Circle, Nashville, TN 37221
(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 21st day of June, 19 91

Phillips Builders, Inc.

By: Jackie Roark, Sr. V.P.

Jackie Roark, Sr. 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 Jackie Roark

~~and~~ _____ with whom I am personally acquainted and who upon ~~(her oath)~~ acknowledged ~~(herself)~~ to be the Sr. Vice-President ~~and~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~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 21st day of June, 19 91.

My commission expires 1-23-94

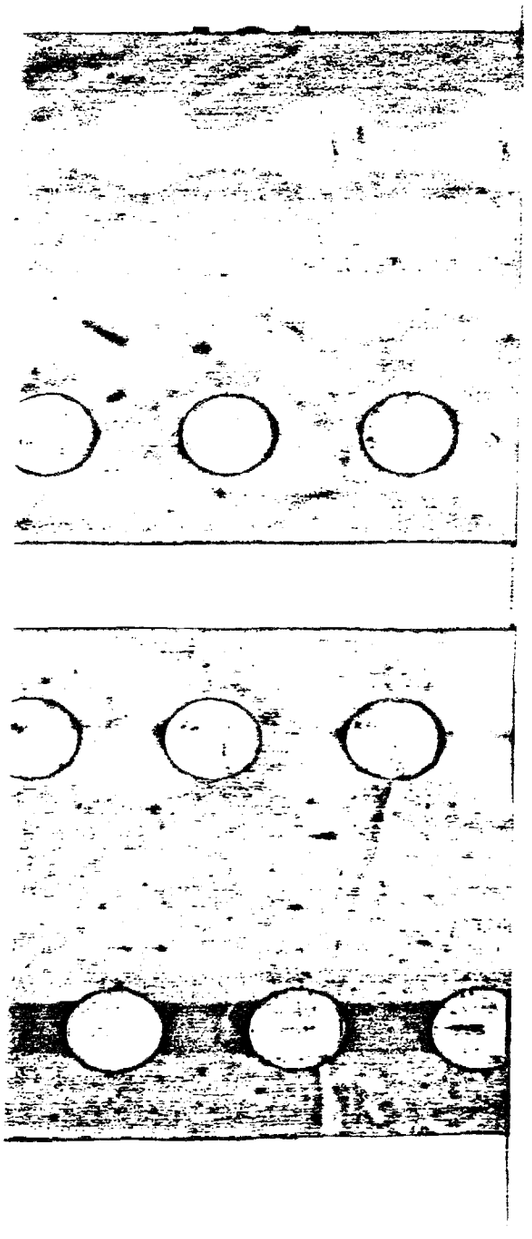
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
G. Scott Goyer
Devon Jaye Goyer

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 | 189900.00 |
| CON TX | 626.67 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 633.67 |
| CHECK | 633.67 |

06/25/91 01 14:25 0001 7721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25606

IDENTIFICATION REFERENCE

JUN 25 2 23 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 434719