File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

X _____
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
William Scott Rappuhn (NAME)	First Tennessee Bank National Assoc. (NAME)	50-3-B-57CO
1207 Strawberry Cove (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	12D-87980
Nashville, TN 37207 (CITY) (STATE) (P O ZIP)	Memphis, TN 38148 (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 William Scott Rappuhn and Gordon J. Rappuhn

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. 57 on the Plan of Mulberry Downs, Phase 1, of record in Plat Book 7900, Pages 84 thru 88, said Register's Office.

SAID Lot No. 57 fronts 50.51 feet on the westerly margin of Strawberry Cove and extends back 110.97 feet on the southerly line and 95.50 feet on the northerly line to a dead line in the rear measuring 43.88 feet thereon.

BEING part of the same property conveyed to Phillips Inc., a Tennessee corporation by deed of record in Book 7855, Page 630, Register's Office for Davidson County, Tennessee.

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

2 5 6. I. 5.

IDENTIFICATION

JUN 25 2 27 PM '91

FILED & RECORDED
DAVIDSON COUNTY, TN

7730 06/25 0101 03CHECK 260.77

This is improved XX unimproved ( ) property, known as 1207 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 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 ~~(oath)~~ 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~~ 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
William Scott Rappuhn
Gordon J. Rappuhn

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

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

06/25/91 01 14:28 0001 7730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2561.5.

IDENTIFICATION REFERENCE

JUN 25 2 27 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 434728