File Box 43

BOOK 8419 PAGE 568

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,900.00

Betsy S Watterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 91

Notary Public

MY COMMISSION EXPIRES 11-7-95
(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
Betsy S. Watterson, married (NAME)	Leader Federal Bank for Savings (NAME)	163-11-C-39C0
501 Upsall Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	02DU70761
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 Betsy S. Watterson, married

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. 39 on the plan of Revised, Bell Forge Village III, Section Five, of record in Book 6900, Page 632, as amended in Book 7524, Page 552, Register's Office for said County to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from of record in Book 7224, Page 272, 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, Register's Office for said County.

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

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unimproved ( )
This is improved (XX) property, known as 501 Upsall Drive, 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 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.

Witness my hand this 12th day of August, 19 91

Phillips Builders, Inc.
By: Ruth Malatak, Asst. Vice President
Ruth Malatak, Asst. 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
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon (their several oaths) her oath acknowledged (themselves) herself to be the Asst. Vice President and XXXXXXXXXXXXXXXXXXXXXXXX Phillips Builders, Inc. the within named bargainor, a corporation, and that (they) she as such Asst. Vice President and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ruth Malatak as such Asst. Vice President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX as such XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, TN on this the 12th day of August 19 91.

My commission expires ______________ ______________ Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Betsy S. Watterson, married

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	CC Tx	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO Tx	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible]	90000.00
[illegible] TX	336.33
PRFEE	1.00
WDEED	6.00
TOTAL	343.33
CHECK	343.33

[illegible] 01 12:11 0001 3271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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[illegible]

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No. 449823