File in Box # 14

FORM NO. WD-1

7540-2

BOOK 8444 PAGE 949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,658.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 91

Notary Public

MY COMMISSION EXPIRES: 4/16/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| VICTOR ALAN WOODS | FIDELITY FEDERAL BANK MORTGAGEE | Map 141-15D |
| (NAME) | (NAME) | |
| 7416 Somerset Place | 401 Union Street | Parcel 127CO |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37221 | Nashville, Tennessee 37219 | FB# 09D-80666 |
| (CITY) (STATE) (P. O. ZIP) | (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 VICTOR ALAN WOODS AND WIFE, CAROL A. WOODS

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. 127 on the Plan of Resubdivision of Lots 67-73, 121-127 and a portion of open space, Phase 2, "Sheffield" on the Harpeth, a Planned Unit Development, as of record in Book 6900, Page 985, Register's Office for Davidson County, Tennessee.

SAID Lot No. 127 fronts 87.00 feet on the northerly side of Somerset Place and runs back 139.86 feet on the westerly side and 98.12 feet on the easterly side to a line in the rear which measures 96.15 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, now known as Phillips Builders, Inc. by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, Page 96, said Register's Office. Phillips Builders, Inc. is successor and interest by virtue of Articles of Merger of record in Book 7298, Page 203, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6925, Page 900, and Book 7145, Page 954, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (xx) property, known as 7416 Somerset Place, 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 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 his hand this 13th day of September, 19 91

PHILLIPS BUILDERS, INC.

By:

Ruth Molstad, 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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Ruth Malatak

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of the PHILLIPS BUILDERS, INC. a corporation, and that she as such vice president executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Vice President.

Witness my hand and official seal at Nashville, Tenn., this 18th day of September, 19 91.

_____ Notary Public

Commission Expires 11/10/91

WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

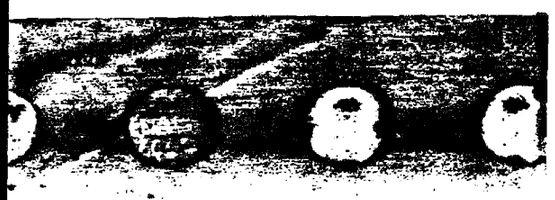
TO
VICTOR ALAN WOODS AND WIFE, CAROL A. WOODS

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

4.7.7.3.8

RECEIVED FOR RECORD
SEP 18 9 59 AM '91

1842 09/18 0101 03CHECK 608.00



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

RECEIVED OF _____

FOR _____

BOOK 8444 PAGE 951

| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO 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 |
|---|---|---|---|---|
| | | | | CAMT 62658.00 |
| | | | | CON TX 601.99 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 608.99 |
| | | | | CHECK 608.99 |
| 09/18/91 | 01 | | | 10:00 0001 1842 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 7 7 3 8

IDENTIFICATION REFERENCE

SEP 18 9 59 AM '91

No. 460069