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 $ 164,275.00

Jules Marquart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 91

Jill B. Frey
Notary Public

MY COMMISSION EXPIRES 11-21-92
(AFFIX SEAL)

JILL B. FREY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Irving Lazar, et ux (NAME)	SAME (NAME)	141-15-D-69C0
7425 Somerset Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9D-80608
Nashville, TN 37221 (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 Irving Lazar and wife, Jules Marquart

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. 69 on the Plan of the Resubdivision of Lots 67-73, 121-127 and a portion of open space, Phase II, "Sheffield" on the Harpeth, of record in Plat Book 6900, Page 985, said Register's Office.

SAID Lot No. 69 fronts 86.00 feet on the southerly margin of Somerset Place and extends back 130.00 feet on the easterly line and 130.00 feet on the westerly line to a dead line in the rear measuring 86.00 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed 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.

5.0503

IDENTIFICATION REFERENCE

SEP 30 10 45 AM '91

This is improved (X) unimproved ( ) property, known as 7425 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 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 27th day of September, 19 91

Phillips Builders, Inc.

By: Ruth Malatak, Asst Vice President
Ruth Malatak, Asst. 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 Ruth Malatak

~~and~~ _____ with whom I am personally acquainted and who upon ~~(his/her oath)~~ her oath ~~acknowledged (his/herself)~~ herself to be the Asst. Vice-President ~~and~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~he/she~~ she as such Asst. Vice-President ~~and/or~~ _____, 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 ~~and attesting the same by the said as such~~ _____.

Witness my hand and official seal at office at Nashville, TN on this the 27th day of September, 19 91.

My commission expires 11-21-92

Jill B. Frey
Notary Public

JILL B. FREY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Irving Lazar
Jules Marquart

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

5084 09/30 0101 03CHECK 614.91



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 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
164275-00

CON TX	607.91
PRFEE	1.00
WDEED	6.00
TOTAL	614.91
CHECK	614.91

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 5084

5.0503

IDENTIFT REFERENCE

SEP 30 10 45 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY
NASHVILLE, TENNESSEE

No. 463252