File Box 43

BOOK 8468 PAGE 389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

B. Glenn Deak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 19 91

Notary Public

MY COMMISSION EXPIRES 11-21-94
(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
B. Glenn Deakin , et ux	Leader Federal Bank for Savings	141-15-D-94C0
(NAME)	(NAME)	
8045 Claytie Circle	P. O. Box 2926	9D-80633
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Memphis, TN 38101-2926	
(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 B. Glenn Deakin and wife, Barbara R. Deakin

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. 94 on the Plan of Phase II, "Sheffield" on the Harpeth, of record in Plat Book 6900, Pages 410 and 411, said Register's Office.

SAID Lot No. 94 fronts 92.75 feet on the southerly margin of Claytie Circle and extends back 131.48 feet on the easterly line and 116.40 feet on the westerly line to a dead line in the rear measuring 63.31 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation 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.

4826 10/22 0101 03CHECK 580.13

8045 Claytie Circle, Nashville, TN 37221

unimproved ( )
This is improved XX property, known as _____ (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, esate, 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 16th day of October, 19 91

Phillips Builders, Inc.

By: Ruth Maddox, Asst. Vice President

STATE OF TENNESSEE
Davidson County

BOOK 8468 PAGE 390

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~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Asst. Vice-President ~~and~~ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~they~~ she as such Asst. 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 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 16th day of October, 1991.

My commission expires 11/21/92

Jill B Frey
Notary Public

JILL B. FREY NOTARY PUBLIC AT LARGE STATE

5.6.00 5

IDENTIFICATION REFERENCE

Oct 22 12 04 PM '91

FILED & RECORDED
FOR RECORD & REGISTER

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

B. Glenn Deakin

Barbara R. Deakin

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 _____

BOOK 8468 PAGE 391

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 154900.00
CON TX 573.13
PRFEE 1.00
WDEED 6.00
TOTAL 580.13
CHECK 580.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/22/91 01 12:07 0001 4826

5.6.0 0 5.

IDENTIFICATION REFERENCE

Oct 22 12 05 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 469562