File Box 14
7622-3

FORM NO. WD-1

BOOK 8483 PAGE 831

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,551.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 19 91

Notary Public

MY COMMISSION EXPIRES:

(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 |
|---|---|---|
| ROBERT W. SESSOMS (NAME) | FIDELITY FEDERAL BANK (NAME) | Map 026-07 |
| 107 Tudor Court (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Parcel 182 |
| Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | GO-21044 |

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 ROBERT W. SESSOMS AND WIFE, DAWN W. SESSOMS

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. 294, Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Deed from F. Clay Bailey, Jr., Trustee with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, Page 615 & 617, as corrected in Book 6201, Page 391 and Book 6297, Page 207, said Register's Office; Phillips Builders, Inc. is successor and interest to Randall Phillips Builders, Inc. by virtue of Articles of Merger of record in Book 7298, Page 203, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

6.1 2 5.0

IDENTIFICATION REFERENCE

Nov 12 9 56 AM '91

8377 11/12 0101 03CHECK 405.12

This is unimproved ( XX ) improved ( ) property, known as 107 Tudor Court, Goodlettsville, TN 37072
(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 7th day of November, 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, (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 Asst. Vice President of the Phillips Builders, Inc. a corporation, and that he as such Asst. Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Asst. Vice President

Witness my hand and official seal at Nashville, Tennessee, this 7th day of November, 19 91.

Commission Expires 3/3/92

Notary Public

WARRANTY DEED

FROM

PHILLIPS BUILDERS, INC.

TO

ROBERT W. SESSOMS AND WIFE, DAWN W. SESSOMS

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

BOX 14

**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 107551.00
CON TX 398.12
PRFEE 1.00
MDEED 6.00
TOTAL
CHECK 405.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 405.12

11/12/91 01 09:57 0001 8377

6.125.0.

IDENTIFICATION REFERENCE

Nov 12 9 56 AM '91

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 475493