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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 67,900.00

Subscribed and sworn to before me, this the 6th day of November 19 91

My commission expires: 9-24-94 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
mail
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
Phyllis Mann	SOVRAN MORTGAGE CORPORATION
1002 Mulberry Way (STREET ADDRESS)	201 East Cary Street (STREET ADDRESS)
Nashville, TN 37207 (CITY STATE ZIP)	Richmond, Virginia 23219-3736 (CITY STATE ZIP)

MAP & PARCEL NO 50-03B-2 CO 12D87925

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Phillips Builders, Inc., a Tennessee Corporation

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Phyllis Mann, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 2 on the Plan of the Final Plat of Mulberry Downs, Phase 1, of record in Plat Book 7900 at pages 84 thru 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation by deed recorded in Book 7700 at page 859 and in Book 7855 at page 630, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1992 and subsequent years, easements and restrictive covenants of record.

0220 11/18 0101 03CHECK 258.23
6.27.4.2
RECEIVED FOR RECORD
NOV 18 11 34 AM '91

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1002 Mulberry Way, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 6th day of November, 19 91

Phillips Builders, Inc., a Tennessee Corporation

By: Ruth Malatak, Asst VP

Ruth Malatak, Asst. Vice President

State of Tennessee
County of _____

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On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 08th day of November, 1991, before me 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 herself to be the Assistant Vice President of Phillips Builders, Inc., a Tennessee Corporation the within named bargainor, a corporation, and she as such Assistant Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Assistant Vice President.

Witness my hand and official seal.
My Commission expires:
9-24-94

Carol Page
Notary Public

TENNESSEE TITLE & TRUST, Inc.

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 67900.00
CON TX 251.23
PRFEE 1.00
WDEED 6.00
TOTAL 258.23
CHECK 258.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/13/91 01 11:38 0001 0220

6.2 7.4.2.

IDENTIFICATION REFERENCE

NOV 18 11 34 AM '91

No. 477312