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 $ 97,500.00

Michael K Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 91

Jill B. Fawley
Notary Public

MY COMMISSION EXPIRES 11-12-95
(AFFIX SEAL)

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
Michael K. Smith , et ux (NAME)	Citizens and Southern Mortgage (NAME)	53-13-155
413 Sorensen Way (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	11D-94548
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Tucker, GA 30085-0656 (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 Michael K. Smith and wife, Lisa B. Smith

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. 103 on the Plan of Phase II, Kimbolton, of record in Plat Book 6900, Pages 792, 793 and 794, said Register's Office.

SAID Lot No. 103 which is a corner lot, fronts 64.90 feet on the northeasterly margin of Sorensen Way and fronts 148.87 feet on the northwesterly margin of Mae Terrace, said frontages being joined by a curve having a length of 39.27 feet and extends back 101.52 feet on the northeasterly line and 187.78 feet on the northwesterly line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 672 and Book 7304, Page 279, 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.

unimproved ( )
This is improved XX property, known as 413 Sorensen Way, Madison, TN 37115
(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 15th day of November, 19 91

Phillips Builders, Inc.

By: Ruth Malatak, Asst Vice President

Ruth Malatak, Asst Vice President

BK 8487

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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, 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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ with whom I am personally acquainted and who upon her oath acknowledged herself to be the Asst. Vice-President ~~and XXXXXXXXXXXXXXXXXXXXXXXXXXXXX respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that she as such Asst. Vice-President ~~and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 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 ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX as such XXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Witness my hand and official seal at office at Nashville, TN on this the 15th day of November, 1991.

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

Michael K. Smith

Lisa B. Smith

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

OFF REC

6: 2 7. 7. 4

Nov 18 1 45 PM '91

0264 11/18 0101 03CHECK 367.75

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 97500.00
CON TX 360.75
PRFEE 1.00
WDEED 6.00
TOTAL 367.75
CHECK 367.75

11/18/91 01 13:47 0001 0264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2 7.7 4

IDENTIFICATION REFERENCE

Nov 18 1 45 PM '91

No. 477354