STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,185.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 19 91

Notary Public

MY COMMISSION EXPIRES 11-7-92
(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 |
|---|---|---|
| R. Thomas Mitchell, et ux (NAME) | Leader Federal Bank for Savings (NAME) | 141-15-D-126CO |
| 7420 Somerset Place (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2926 (STREET ADDRESS) | 9D-80665 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P.O. ZIP) | Memphis, TN 38101-2926 (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 R. Thomas Mitchell and wife, Janice Cormier

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. 126 on the plan of the Re-Subdivision of Lots 102, 103, 125 & 126 " Sheffield" on the Harpeth, Phase II of record in Book 7900, Page 295, Register's Office for Davidson County, Tennessee.

SAID LOT NO. 126 fronts 79.00 feet on the northerly margin of Somerset Place and extends back 140.00 feet on the westerly line and 139.06 feet on the easterly line to a broken line in the rear, measuring 79.21 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. a Tennessee Corporation by Deed from Phillips Builders, a Tennessee General Partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee. Admendment to Articles of Merger to change corporation name to Phillips Builders, Inc. of record in Book 7298, Page 203, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 7420 Somerset Place, Nashville, Tennessee 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 25th day of November, 19 91

Phillips Builders, Inc.

By: Ruth Malatak, Asst. Vice President

Ruth Malatak, Asst Vice President

STATE OF TENNESSEE
Davidson County

BOOK 8495 PAGE 668

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

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon ~~(their several)~~ her oath ~~oaths~~ acknowledged ~~(themselves)~~ herself to be the Asst. Vice President XXXXXXXXXXXXXXXXXXXXXXXXXXXXX ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ she as such Asst. Vice President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX ~~as such~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, TN on this the 25th day of November, 19 91.

My commission expires 11-7-92 Jill B. Frey Notary Public

JILL B. FREY * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

R. Thomas Mitchell

Janice Cormier

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

6.5184

IDENTIFIED REFERENCE

Nov 27 9 36 AM '91

3033 11/27 0101 03CHECK 570.14

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8495 PAGE 669

| | | |
|---|---|---|
| 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 152185.00 |
| | | | | CON TX 563.14 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 570.14 |
| | | | | CHECK 570.14 |
| 11/27/91 | 01 | | | 09:38 0001 3033 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6518 4

IDENTIFICATION REFERENCE

NOV 27 9 36 AM '91

FELIX Z. WILSON, II

No. 480091