File Box 43

BOOK 8498 PAGE 868

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~104,819.68~~

John William Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 19 ~~91~~.

Notary Public

MY COMMISSION EXPIRES 11-21-92
(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
John William Wells, et ux (NAME)	~~Leader Federal Bank for Savings~~ (NAME)	~~150-3-373~~
~~3441 Shakertown Road~~ (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	02DX03749
Antioch, Tennessee 37013 (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 John William Wells and wife, Kimberlee Michele Wells

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. 427 on the plan of Section Nine "The Country" of record in Book 6900, pages 285 and 286, Register's Office for said County.

SAID LOT NO. 427 which is a corner lot, fronts 71.07 feet on the southerly margin of Shakertown Road and fronts 83.00 feet on the westerly margin of Elkader Court South said frontages being joined by a curve having a length of 39.27 feet, and extends back 100.00 feet on the southerly line and 108.55 feet on the westerly line to a point of intersection.

Being part of the same property conveyed to Randall Phillips, Inc. and Philhall Corporation by deed of record in Book 7195, Page 100 and corrected in Book 7225, Page 222, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. and Philhall Corporation now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 283, said Register's Office.

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

6.61 4.9

IDENTIFICATION REFERENCE

DEC 2 3 31 PM '91

unimproved ( )
This is improved (X) property, known as 3441 Shakertown Road, Antioch, Tennessee 37013
(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 27th day of November, 19 ~~91~~

By: Phillips Builders, Inc.
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, 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 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 ~~as such~~, 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 ~~acknowledging the same by the said as such~~

Witness my hand and official seal at office at Nashville, TN on this the 27th day of November, 19 91.

My commission expires 11-2-92

Jill B. Fry
Notary Public

JILL B. FRY NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

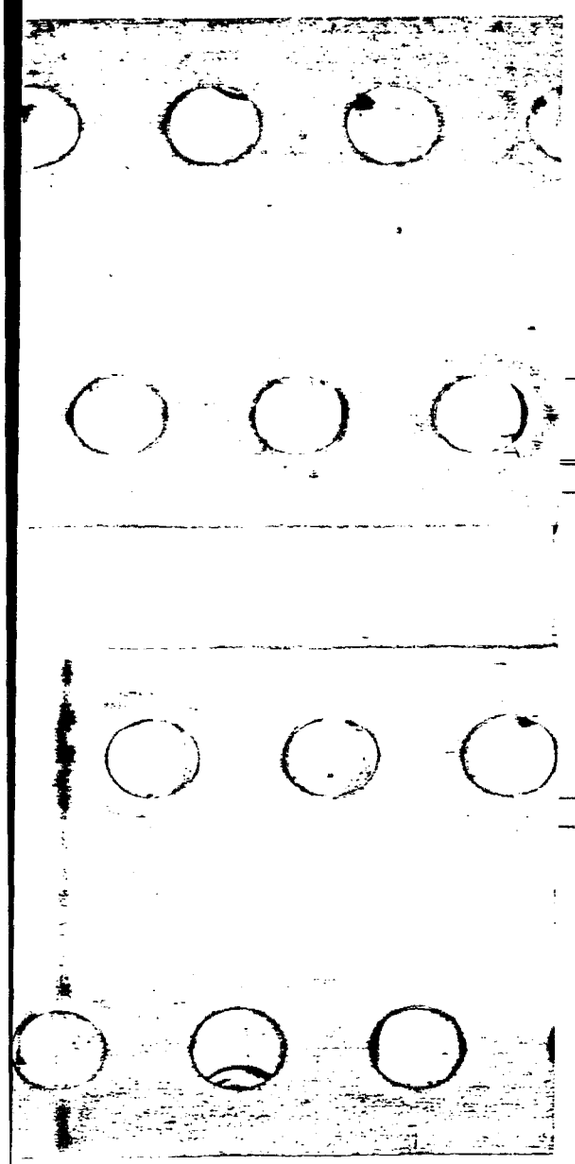
WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

TO
JOHN WILLIAM WELLS and wife,
KIMBERLEE MICHELE WELLS

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

8568 12/02 0101 02MEM 394.76



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8498 PAGE 870

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	104819.68
			CON TX	387.76
			PRFEE	1.00
			WDEED	6.00
			TOTAL	394.76
			CHECK	394.76
12/02/91	01		15:33 0001	8568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.61 4.9

IDENTIFICATION REFERENCE

DEC 2 3 31 PM '91

No. 481147