File Box 43

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,870.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 91

Notary Public

MY COMMISSION EXPIRES 11-21-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Taylor, Philbin, Pigue, Marchetti & Long, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Lytle Anthony James, et ux (NAME)	Sovran Mortgage Corporation (NAME)	26-2-12
401 Newberry Court (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	GO-21006
Goodlettsville, TN 37072 (CITY) (STATE) (P O ZIP)	Richmond, VA 23219 (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 Lytle Anthony James and wife, Jennie Martin James

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. 329 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, said Register's Office.

SAID Lot No. 329 which is a corner lot, fronts 46.81 feet on the westerly margin of Newberry Court and fronts 94.36 feet on the northerly margin of Lidgate Terrace, said frontages being joined by a curve having a length of 45.81 feet and extends back 71.39 feet on the westerly line and 122.67 feet on the broken northerly line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6100, Page 617 and corrected in Book 6201, Page 391 and in Book 6297, Page 207, 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 (X) property, known as 401 Newberry 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 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 20th day of December, 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

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon XXXX her oath acknowledged XXXXXX herself to be the Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Phillips Builders, Inc. the within named bargainor, a corporation, and that she as such Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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-PresidenXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, TN on this the 20th day of December, 1991.

My commission expires 11-2-92 ______________________
Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Lytle Anthony James

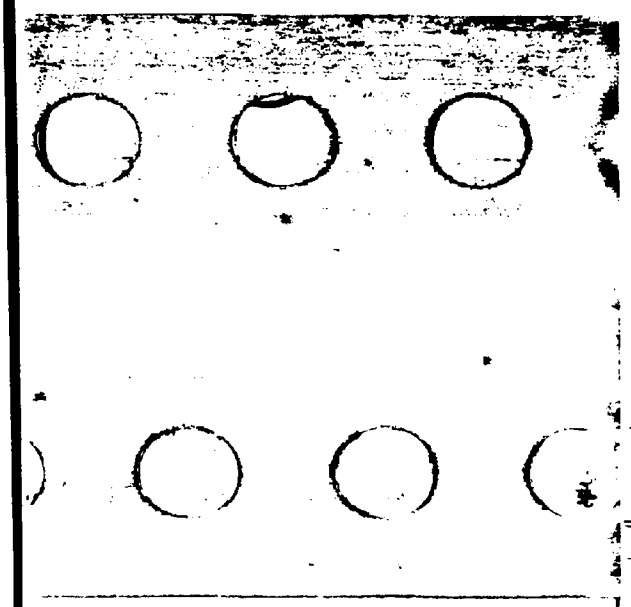
Jennie Martin James

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

7:1440

DEC 23 2 06 PM '91

4888 12/23 0101 03CHECK 347.03



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	91870.00
CON TX	340.03
PRFEE	1.00
WDEED	6.00
TOTAL	347.03
CHECK	347.03

12/23/91 01 14:08 0001 4888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1.4.4.0.

IDENTIFICATION REFERENCE

DEC 23 2 06 PM '91

No. 487365