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File Box 43

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 19 92

Notary Public

MY COMMISSION EXPIRES 11-12-95
(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 NUMBER
Phillips Builders, Inc. (NAME)	Phillips Builders, Inc. (NAME)	48-25
4862 Clarksville Pike (STREET ADDRESS OR ROUTE NUMBER)	2910 Kraft Drive (STREET ADDRESS)	14DZ-00115
White Creeks, TN 37189 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37204 (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, Lester E. Hardison and wife, Dorothy E. Hardison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillips Builders, Inc.

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

A small tract in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being known as Tract 16 on the unrecorded map showing the subdivision of fifteen lots for R. K. Smith as conveyed from Herman Thompson, and described according to a copy of a survey made August 28, 1952, by L. D. Justice, Surveyor, as follows:

BEGINNING at a point in the northeasterly margin of Highway No. 112 at the corner of Lots 15 and 16, being the most southerly corner of the lot conveyed to Louis W. Schroader and wife, by deed from J. R. Dillow and wife, of record in Book 2447, Page 220, Register's Office for said County; thence with the line between Lots 15 and 16, northeasterly 400 feet to a point; thence southeasterly 100 feet to the corner of Lot 17; thence with the line between Lot 16 and 7, southwesterly 400 feet to the margin of Highway No. 112; thence with the ma.gin of the same, northwesterly 100 feet to the point of beginning.

Being the same property conveyed to L. E. Hardison and wife, Dorothy P. Hardison by deed from Loftin Nokes and wife, Bessie Nokes of record in Book 3102, Page 148, Register's Office for Davidson County, Tennessee.

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

The said Lester E. Hardison being one and the same as L. E. Hardison and Dorothy E. Hardison being one and the same as Dorothy P. Hardison.

This is unimproved ( ) improved (XX) property, known as 4862 Clarksville Pike, White Creeks, TN 37189 (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 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 our hand s this 22nd day of January, 19 92

Lester E. Hardison Lester E. Hardison

Dorothy E. Hardison Dorothy E. Hardison

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lester E. Hardison and wife, Dorothy E. Hardison

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Davidson County, Tennessee, this 22nd day of January 19 92

Commission expires 11-2-92

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (this oath) (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Lester E. Hardison

TO
Dorothy E. Hardison

Phillips Builders, Inc.

IDENTIFY REFERENCE

7.8.3.2.3

JAN 22 12 59 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8813 01/22 0101 CKCHECK 198.00

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

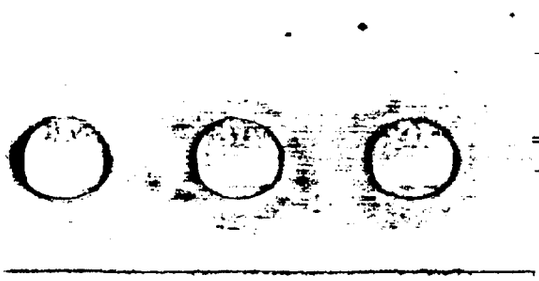
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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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 51850.00
CON TX 191.66
PRFEE 1.00
WDEED 6.00
TOTAL 198.66
CHECK 198.66

01/22/92 01 13:00 0001 8813



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.3.2.3

IDENTIFICATION REFERENCE

JAN 22 12 59 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 495204