BOOK 8541 PAGE 607 File Box 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 171,390.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF January

Notary Public

MY COMMISSION EXPIRES
(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
Paul Alan Grand, et ux (NAME)	Leader Federal Bank for Savings (NAME)	141-15-D-85C0
8009 Claytie Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	90-80624
Nashville, TN 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 Paul Alan Grand and wife, Melanie Gober Grand

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. 85 on the Plan of Phase II, "Sheffield" on the Harpeth, of record in Plat Book 6900, Pages 410 and 411, said Register's Office.

SAID Lot No. 85 fronts 100.25 feet on the westerly margin of Claytie Circle and extends back 170.00 feet on the southerly line and 157.88 feet on the northerly line to a dead line in the rear measuring 61.18 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 7195, Page 96, 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.

8 1 1.6.5

IDENTIFICATION REFERENCE

FEB 3 2 10 PM '92

ELLIA Z. WILSON REGISTER
DAVIDSON COUNTY, TN

7791 02/03 0101 03CHECK 641.18

( ) unimproved
This is improved (XX) property, known as 8009 Claytie Circle, Nashville, TN 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 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 my hand this 31st day of January, 19 92

Phillips Builders, Inc.

By: Ruth Malatak, Asst. Vice-President Ruth Malatak, Asst Vice President

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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

~~the~~ ~~within~~ ~~named~~ ~~bargainor~~ ~~,~~ ~~a~~ ~~corporation~~ ~~,~~ ~~and~~ ~~that~~ ~~she~~ ~~executed~~ ~~the~~ ~~foregoing~~ ~~instrument~~ ~~for~~ ~~the~~ ~~purposes~~ ~~therein~~ ~~contained~~ ~~by~~ ~~signing~~ ~~the~~ ~~name~~ ~~of~~ ~~the~~ ~~corporation~~ ~~by~~ ~~herself~~ ~~as~~ ~~such~~ ~~Asst.~~ ~~Vice-President~~ ~~,~~ ~~being~~ ~~authorized~~ ~~so~~ ~~to~~ ~~do~~ ~~,~~ ~~and~~ ~~acknowledging~~ ~~the~~ ~~same~~ ~~to~~ ~~be~~ ~~her~~ ~~act~~ ~~and~~ ~~deed~~ ~~and~~ ~~deed~~ ~~as~~ ~~such~~ ~~officer~~ ~~.~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ herself to be the Asst. Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ she as such Asst. Vice-President 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 Ruth Malatak as such Asst. Vice-President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 31st day of January, 1992.

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
Paul Alan Grand
Melanie Gober Grand

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 _____

BOOK 8541 PAGE 609

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	
				171390.00
			CON TX	634.18
			PRFEE	1.00
			WDEED	6.00
			TOTAL	641.18
			CHECK	641.18
02/03/92		01	14:10 0001	7791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.1 1.6.5

IDENTIFICATION REFERENCE

FEB 3 2 10 PM '92

DAVIDSON COUNTY, TN

No. 498415