FILE IN BOX #14

FORM NO. WD-1

G#7900-3

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 19 92

Notary Public

MY COMMISSION EXPIRES: September 16, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, 424 Church Street, Suite 1350, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
EDWARD PAUL THOMAS, JR.	DOMINION BANKSHARES MORTGAGE	Map 064-16-0-C
(NAME) 607 Selsey Court North	(NAME) P. O. Box 9703	Parcel 024CO
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) McLean, Virginia 22102	FB 04D-03680
(CITY) (STATE) (P.O ZIP)	(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 EDWARD PAUL THOMAS, JR. AND WIFE, SANDRA GAIL THOMAS

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. 105, on the Second Revision, Section One, on the Plan of Wembley Downs, of record in Plat Book 7900, Page 301, Register's Office of said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennesse Corporation, by Deed from Robert L. Eatherly, a.k.a R. L. Eatherly, Trustee, of record in Book 8303, Page 659, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restricitons of Wembley Downs of record in Book 8304, Page 623, and as amended in Book 8447, Page 633, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

y 2 5 8. 9

IDENTIFICATION REFERENCE

MAR 15 3 12 PM '92

DAVIDSON COUNTY, TN

5708 03/16 0101 03CHECK 291.53

This is unimproved ( ) improved (XX) property, known as 607 SELSEY COURT NORTH, HERMITAGE, TN 37076
(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 its hand this 13th day of March, 19 92

PHILLIPS BUILDERS, INC.

BY: 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, (or proved to me on the basis of satisfactory evidence) 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____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared RUTH MALATAK

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be the Assistant Vice President

_____of the PHILLIPS BUILDERS, INC.,

a corporation, and that she as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~herself~~ herself as Assistant Vice President

Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 19 92.

_____Notary Public

Commission Expires 9/16/95

WARRANTY DEED

FROM

PHILLIPS BUILDERS, INC.

TO

EDWARD PAUL THOMAS, JR. AND WIFE,
SANDRA GAIL THOMAS

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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 76900.00
CON TX 284.53
PRFEE 1.00
WDEED 6.00
TOTAL 291.53
CHECK 291.53

03/16/92 01 15:13 0001 6708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92589

IDENTIFICATION REFERENCE

MAR 16 3 12 PM '92

DAVIDSON COUNTY, TN

No. 511136