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 $ 71,389.00

Bobby Joe Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 92.

Jill B. Fry
Notary Public

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

JILL B. FRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Bobby Joe Cole, unmarried (NAME)	Leader Federal Bank for Savings (NAME)	64-16-C-18CO
504 Selsey Court South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	4D-93674
Hermitage, TN 37076 (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 Bobby Joe Cole, unmarried

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. 18 on the Plan of Section One, Wembley Downs, of record in Plat Book 7900, Page 301, said Register's Office.

SAID Lot No. 18 fronts 36.00 feet on the westerly margin of Selsey Court South and extends back 101.98 feet on the southerly line and 101.98 feet on the northerly line to a dead line in the rear measuring 36.00 feet thereon.

Being part of the same property conveyed to Phillips Builders, Inc., a Tennessee 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 any and all existing restrictions and easements of record.

DAVIDSON COUNTY, TN
MAR 30 3 21 PM 19
IDENTIFICATION REFERENCE
9 6 8 6 5

This is improved XX property, known as 504 Selsey Court South, Hermitage, TN 37076 unimproved ( )
(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 27th 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, 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

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

Witness my hand and official seal at office at Nashville, TN on this the 27th day of March, 19 92.

My commission expires 11-21-92 Jill B. Frey Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

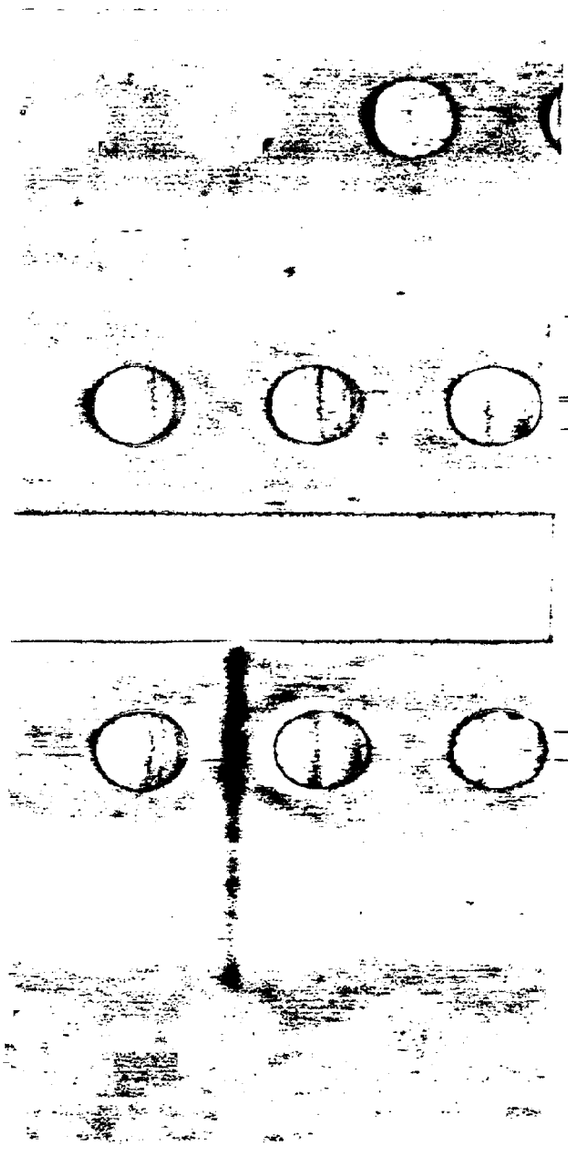
TO

Bobby Joe Cole

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

1596 03/30 0101 03CHECK 271.18

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 71389.00
CON TX 264.18
PRFEE 1.00
WDEED 6.00
TOTAL 271.18
CHECK 271.18

03/30/92 01 15:21 0001 1596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 8 6 5

IDENTIFICATION REFERENCE

MAR 30 3 21 PM '92

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 515967