File Box 43

BOOK 8592 PAGE 204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,575.00

Roseanne C. Rigsby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 92.

Notary Public

MY COMMISSION EXPIRES 1-21-96
(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
Roseanne C. Rigsby (NAME)	Leader Federal Bank for Savings (NAME)	150-12-A-13C0
3713 Huntingboro Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	2DX-08242
Antioch, TN 37013 (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 Roseanne C. Rigsby, 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. 688 on the Plan of Phase II, Somerset, of record in Plat Book 6900, Page 734, said Register's Office.

SAID Lot No. 688 fronts 63.64 feet on the northeasterly margin of Huntingboro Trail and extends back 135.13 feet on the northwesterly line and 120.00 feet on the southeasterly line to a dead line in the rear measuring 70.70 feet thereon.

Being part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed of record in Book 4687, Page 44, Book 5172, Page 405 and Book 4654, Page 67, Register's Office for Davidson County, Tennessee. The said Philhall Corp. and 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.

6706 04/02 0101 03CHECK 360.72

unimproved ( )
This is improved (XX) property, known as 3713 Huntingboro Trail, Antioch, TN 37013
(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 31st day of March, 19 92

Phillips Builders, Inc.
By: Ruth Malatak, Asst. Vice-President Ruth Malatak, Asst Vice President

BOOK 8592 PAGE 205

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

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~they~~ she as such Asst. Vice-President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, 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, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, TN on this the 31st day of March, 19 92.

My commission expires 11-7-92

Jill B. Frey
Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Roseanne C. Rigsby

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

98334

IDENTIFI REFERENCE

APR 2 2 50 PM '92

... L. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8592 PAGE 206

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	95575.00
CON TX	353.72
PRFEE	1.00
WDEED	6.00
TOTAL	360.72
CHECK	360.72

04/02/92 01 14:50 0001 6706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9834

IDENTIFI REFERENCE

APR 2 2 50 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 517607