47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,270.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 1992

Notary Public

MY COMMISSION EXPIRES 3/26/94
(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
Philip E. Smith, et ux (NAME)	Leader Federal Bank for Savings (NAME)	53-13-62
101 Joe Pyron Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	11D-94281
Madison, TN 37115 (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 Philip E. Smith and wife, Pamela S. Smith

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. 138 on the Plan of Phase I, Kimbolton, of record in Plat Book 6900, Pages 276, 277 and 278 as amended in Book 7577, Page 553, said Register's Office.

SAID Lot No. 138 which is a corner lot, fronts 137.34 feet on the southeasterly margin of Joe Pyron Drive and fronts 64.16 feet on the northeasterly margin of Joe Pyron Court said frontages being joined by a curve having a length of 39.27 feet and extends back 174.92 feet on the southeasterly line and 94.00 feet on the northeasterly line to a point of intersection.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 672 and Book 7304, Page 279, 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.

07120

IDENTIF. REFERENCE

MAY 4 11 49 AM '92

DAVIDSON COUNTY TN.

3139 05/04 0101 03CHECK 415.11

unimproved ( )
This is improved XX property, known as 101 Joe Pyron Court (House Number) (Street) Madison, TN 37115 (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 22nd day of April, 19 92

Phillips Builders, Inc.

By: Ruth Malatak, Asst Vice President

Ruth Malatak, Asst. Vice-President

STATE OF TENNESSEE
Davidson County

BOOK 8617 PAGE 125

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
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak

and ~~her oath~~ herself with whom I am personally acquainted and who upon ~~their several oaths~~ acknowledged ~~themselves~~ 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 22nd day of April, 19 92.

My commission expires 11-21-92

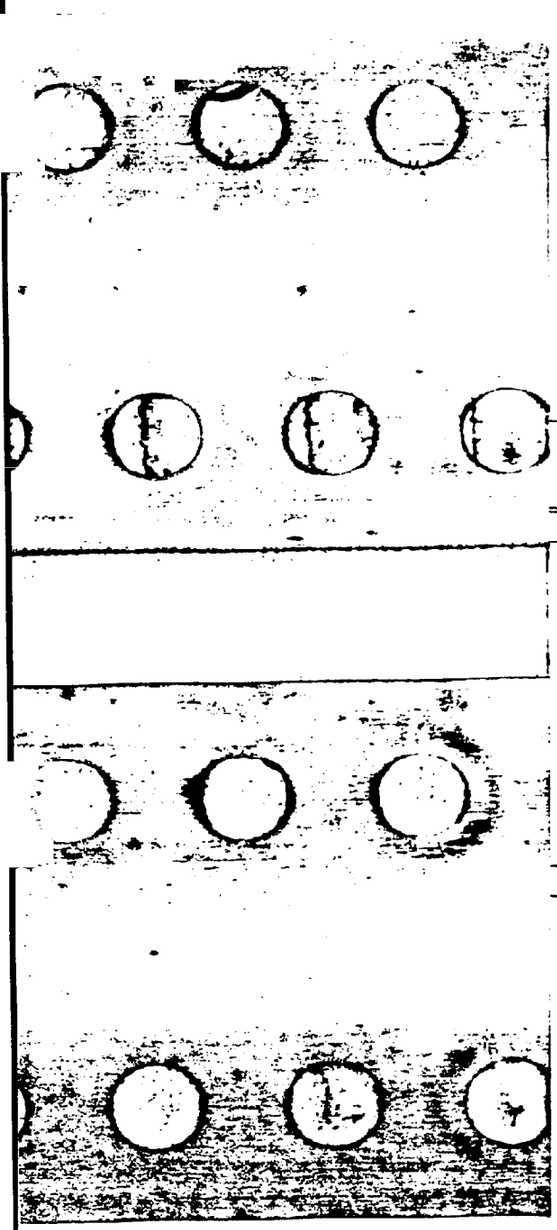
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Philip E. Smith
Pamela S. Smith

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 8617 PAGE 126

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
110270.00
CON TX 408.11
PRFEE 1.00
WDEED 6.00
TOTAL 415.11
CHECK 415.11

~~25 31/77 01 11:47 0001 3139~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07 I 2 U

IDENTIF. T REFERENCE

MAY 4 11 49 AM '92

FELIX Z. DAVIDSON COUNTY TN

No. 527414