BOX 15

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 153,900.00

Dale B. Garver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 92

Notary Public

MY COMMISSION EXPIRES May 26, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dale B. Garver (NAME)	Mid-State Financial Services, (NAME)	MAP 141-15D
7705 River Fork Drive (ADDRESS)	P. O. Box 150865 (ADDRESS)	PARCEL 75
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND 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 Dale B. Garver and wife, Nancy J. Garver

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. 75 on the Plan of "Sheffield" on the Harpeth, Phase II, as of record in Book 6900, pages 410 and 411, Register's Office for said County, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Phillips Builders, a Tennessee General Partnership composed of E. Randall Phillips, Harry E. Phillips, and Randall L. Phillips of record in Book 7195, page 96, Register's Office for Davidson County, Tennessee. The said Randall*

This conveyance is subject to any and all existing restrictions and easements of record.

*Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, page 203, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7705 River Fork Drive, 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 23rd day of April, 19 92

Phillips Builders, Inc.

By: Ruth Malatek, Asst Vice President

BOX 15

STATE OF TENNESSEE
COUNTY OF

BOOK 8617 PAGE 788

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_____.

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 _____ with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the Assistant Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that She as such Assistant Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Malatak as such Assistant 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 23rd day of April 19 92.

My commission expires May 26, 1993

_____
Notary Public

073227

IDENTIF. TELEFERENCE

MAY 4 3 38 PM '92

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WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Dale B. Garver and wife, Nancy J. Garver

RETURN TO
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

576.43

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 153900.00
				CON TX 569.43
				PRFEE 1.00
				WDEED 6.00
				TOTAL 576.43
				CHECK 576.43

05/04/92 01 15:34 0001 3415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07327

IDENTIF. REFERENCE

MAY 4 3 33 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 527687