8884-4
Box 14

BOOK 8640 PAGE 546

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,900.00

Jeffrey A. Gaines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 92

Notary Public

MY COMMISSION EXPIRES: 9/16/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY A. GAINES	DF SOUTHEASTERN MORTGAGE	MAP 87-5A
(NAME)	(NAME)	
5949 Colchester Drive	565 Marriott Drive, Suite 250	PARCEL 46
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37210	4D-93694
(CITY) (STATE) (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 JEFFREY A. GAINES AND WIFE, LISA S. GAINES

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. 99 on the Plan of Farmingham Woods, Phase II, Section 1, a Planned Unit Development, of record in Book 7900, page 306, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from Thelma R. Zanitis as of record in Book 8113, page 918, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to Declaration of covenants of record in Book 8238, Page 176, amended in Book 8351, page 533, Book 8423, page 784, Book 8424, page 426, and Book 8447, page 635, 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.

IDENTIF. REFERENCE

JUN 2 11 22 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6843 06/02 0101 03CHECK 306.33

unimproved ( )
is improved (X) property, known as 5949 Colchester Drive, 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 my hand this 29th day of May 19 92

PHILLIPS BUILDERS, INC.
By:

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STATE OF TENNESSEE
COUNTY OF

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 Jackie Roark, and her with whom I am personally acquainted and who upon ~~her~~ oath(s) acknowledged ~~himself~~ to be the Sr. Vice President and _____ respectively of the PHILLIPS BUILDERS, INC. the within named bargainor, and corporation, and that She as such Sr. 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 Jackie Roark as such Sr. 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 29th day of May 19 92.

My commission expires 9/16/95

_____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8640 PAGE 548

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	80900.00
CON TX	299.33
PRFEE	1.00
WDEED	6.00
TOTAL	
BY BANK	306.33
CHECK	306.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

06/02/92 01 11:20 0001 6843

I 5391

IDENTIFICATION REFERENCE

JUN 2 11 22 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536647