WARRANTY DEED

BOOK 8648 PAGE 604

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DENISE ANN PHILP	NEW OWNER(S)	Map 172-08-A
(NAME)	(NAME)	
5929 Retriever Court		Parcel 68co
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (P. O. 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, KARL E. HAURY, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENISE ANN PHILP AND HUSBAND, STEPHEN CRAIG PHILP

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 68 on the Plan of Section Two-B Hunters Branch, as of record in Plat Book 6900, page 337, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Haury & Patterson Properties, a Tennessee general partnership by deed from William F. O'Donnell and wife, Lynda H. O'Donnell of record in Book 8048 page 599, said Register's Office, *

This conveyance is subject to: (1) 1992 taxes, which have been prorated and assumed by the Grantees herein; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6601, page 7; (3) Charter and By-Laws of record in Book 6632, page 424; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 337, said Register's Office.

* said property being further conveyed to to Karl E. Haury, married by Quitclaim deed from Haury & Patterson Properties, a Tennessee general partnership of record in Book 8048, page 602 said Register's Office.

This is not now, nor has it ever been the principal residence of the Grantor herein.

unimproved ( )
This is improved (XX) property, known as 5929 Retriever Court, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of May, 1992.

Karl E. Haury

KARL E. HAURY

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARL E. HAURY, married

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of May, 19 92.

My commission expires 1-24-94 Notary Public

SHARON KAY KNIGHT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the of HAURY & PATTERSON PROPERTIES the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 26th day of May, 19 92

My commission expires Notary Public

18125

IDENTIF. REFERENCE

JUN 10 10 18 AM '92

DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 19 92.

MY COMMISSION EXPIRES: March 25, 1995 Notary Public
(AFFIX SEAL)

CECILIA ASCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM KARL E. HAURY, married

TO DENISE ANN PHILP AND HUSBAND, STEPHEN CRAIG PHILP

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

336.15

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 89500.00
CON TX 331.15
PRFEE 1.00
WDEED 6.00
TOTAL 338.15
CHECK 338.15
06/10/92 01 10:16 0001 9852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18125

IDENTIF. REFERENCE

JUN 10 10 18 AM '92

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 539616