File Box 43

BOOK 8721 PAGE 576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,760.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS THE 31st DAY OF August 19 92

Notary Public

MY COMMISSION EXPIRES
(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
Timothy M. Stauffer, et ux (NAME)	Leader Federal Bank for Savings (NAME)	87-5-A-25C0
5925 Colchester Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	4D-93601
Hermitage, TN 37076 (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 Timothy M. Stauffer and wife, LeAnn M. Stauffer

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. 25 on the Plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, said Register's Office.

SAID Lot No. 25 fronts 40.00 feet on the southerly margin of Colchester Drive and extends back 125.00 feet on the easterly line and 125.00 feet on the westerly line to a dead line in the rear measuring 40.00 feet thereon.

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

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

42923

IDENTIFICATION REFERENCE

SEP 3 1 43 PM '92

DAVIDSON COUNTY, TN

3503 09/03 0101 03CHECK 330.16

unimproved ( )
This is improved (XX) property, known as 5925 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 31st day of August, 19 92

Phillips Builders, Inc.

By: Ruth Malatak, Asst. Vice-President Ruth Malatak, Asst Vice President

STATE OF TENNESSEE
Davidson County

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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 with whom I am personally acquainted and who upon her oath acknowledged herself to be the Asst. Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that 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 31st day of August, 19 92.

My commission expires 11-21-92 _____ Notary Public

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Timothy M. Stauffer

LeAnn M. Stauffer

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 _____

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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 86760.00
CON TX 321.16
PRFEE 1.00
WDEED 8.00
TOTAL 330.16
CHECK 330.16

09/03/92 01 13:44 0001 3503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42923

IDENTIFICATION REFERENCE

SEP 3 1 43 PM '92

DAVIDSON COUNTY, TN

No. 567184