6 - 43

BOOK 8741 PAGE 504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,027.00

Jon B. Burgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 1992

Notary Public

MY COMMISSION EXPIRES 11-14-95
(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
Jon B. Burgan (NAME)	NationsBanc Mortgage Corporation (NAME)	150-12-A-16C0
3725 Huntingboro Trail (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 630005 (STREET ADDRESS)	02DX08245
Antioch, TN 37013 (CITY) (STATE) (P.O ZIP)	Dallas, Texas 75263-0005 (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 Jon B. Burgan and Kimberly Jean Walker, joint tenants with the right of survivorship

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. 691 on the Plan of Phase II, Somerset, of record in Plat Book 6900, Page 734, Register's Office for said County.

SAID Lot No. 691 fronts 63.87 feet on the easterly margin of Huntingboro Trail and extends back 134.61 feet on the northerly line and 151.51 feet on the southerly line to a dead line in the rear measuring 71.00 feet thereon.

Being part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell of record in Book 4687, Page 44, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle of record in Book 5172, Page 405, said Register's Office; and by deed from Hubert Beard and wife, Scnear Beard of record in Book 4654, Page 67, said Register's Office. The said Philhall Corp. having since quitclaimed its interest in said property to Randall Phillips Builders, Inc. of record in Book 5508, page 923, re-recorded in Book 7411, Page 171, said Register's Office. The said Randall Phillips Builders, Inc. was merged into Phillips Builders, Inc. by Article of Merger 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.

unimproved ( )
This is improved (X) property, known as 3725 Huntingboro Trail, Antioch, TN 37013
(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 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 24th day of September, 19 92

Phillips Builders, Inc.

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

STATE OF TENNESSEE
Davidson County

BOOK 8741 PAGE 505

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

~~and~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ 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 24th day of September, 19 92.

My commission expires 11-21-92

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Jon B. Burgan
Kimberly Jaen Walker

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

49842

IDENTIFICATION REFERENCE

SEP 29 2 40 PM '92

ERK & MASTER
DAVIDSON COUNTY, TN

1203 09/29 0101 03CHECK 401-57

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8741 PAGE 506

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 106027.00
CON TX 392.57
PRFEE 1.00
WDEED 8.00
TOTAL 401.57
CHECK 401.57

09/29/92 01 14:41 0001 1203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49842

IDENTIFICATION REFERENCE

SEP 29 2 40 PM '92

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 574791