WARRANTY DEED

File Box 49
92-18008

LTIC FILE NUMBER: 92-18008
THIS INSTRUMENT PREPARED BY:
LAWYERS TITLE INSURANCE CORPORATION, STUART JONES, ATTORNEY
424 CHURCH STREET, SUITE 200, NASHVILLE, TENNESSEE 37219-2302

BOOK 8821 PAGE 526

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,400.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st **DAY OF** December, 1992

NOTARY PUBLIC
MY COMMISSION EXPIRES 7-23-94

ADDRESS NEW OWNER(S) AS FOLLOWS:

Paul Raney

5941 Colchester Drive

Hermitage, Tennessee 37076

++

Send Tax Bills To:

First Tennessee Bank National Association

PO box 474

Memphis TN 38101

Map-Parcel Numbers:

87-5A-4200

4557 12/22 0101 03CHECK 310.18

++

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 Builers, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Raney and wife, Tanya Raney

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. 95, on the plan of Farmingham Woods, Phase II, Section 1, as shown on plat of record in Plat Book 7900, Page 306, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Phillips Builders, Inc., by Deed of Record in Book 8113, page 918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8238, page 176 thru 198, Book 8351, page 533, Book 8423, page 784, Book 8424, page 426 and 8447, page 635, and in any allied instrument(s) referred to in said restrictions.
2. Stormwater Detention Agreement of record in Book 8199, page 852.
3. Restrictions shown on Plat recorded in Book 7900, Page 306.
4 Easement(s) and Building setback(s) as shown on Plat recorded in Book 7900, page 306.
5. All matters shown on Plat recorded in Book 7900, Page 173.

It is not the intention of the Grantor(s) herein to reimpose said Restrictions.

unimproved ( )
This is improved (XX) property known as: 5941 Colchester Drive
Hermitage, Tennessee 37076

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(s) this 21st day of December , 1992

Phillips Builers, Inc.

Ruth Malatak, Asst VP

RUTH MALATAK

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 with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the ASST. VICE PRESIDENT of Phillips Builers, Inc. the within named bargainor, a corporation, and that she as such ASST. VICE PRESIDENT being authorized to do so, 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 .

Witness my hand and official seal at Nashville on this the 21st day of December , 1992 .

My Commission Expires 1-23 94

Notary Public

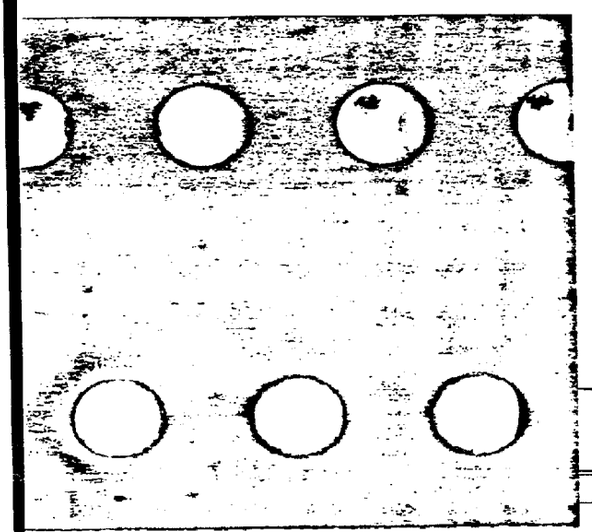
LOVELLE CATHEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

7.6.2.5.5.

IDENTIFICATION

Dec 22 2 29 PM '92

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8821 PAGE 528

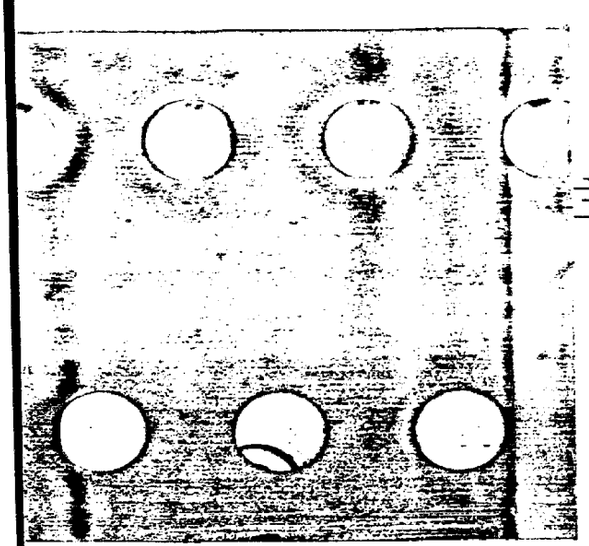
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 81400.00
CON TX 301.18
PRFEE 1.00
WDEED 8.00
TOTAL 310.18
CHECK 310.18

12/22/92 01 14:28 0001 4557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.62 5.5

IDENTIFICATION REFERENCE

DEC 22 2 29 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 603710