BOOK 8843 PAGE 84 File in Box No. 14

8695-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

x Margaret N. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 93

Notary Public

MY COMMISSION EXPIRES: 7/24/93
(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
BONNIE L. SWANN	SOUTHEASTERN MORTGAGE OF TN., INC.	MAP 026-07
(NAME)	(NAME)	
110 Buckingham Court	565 Marriott Drive, Suite 250	PARCEL 169
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37210	FB NO. GO-20874
(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 BONNIE L. SWANN, UNMARRIED

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. 247, of Windsor Green, Phase II, Section II, a Planned Unit Development, as of record in Plat Book 6900, Page 549, Register's Office for said County, to which plan reference is hereby made for a more complete legal description thereof.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Deed from F. Clay Bailey, Jr., Trustee, with full power to transfer, convey, mortgage or encumber without the joinder of any benificiary, of record in Book 6100, Page 615, Book 6100, Page 617, corrected in Book 6201, Page 391, and Book 6297, Page 207, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, Page 203, said Register's Office, dated June 30, 1987.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6406, Page 929, 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 paid by the Grantor(s) herein.

7013 01/19 0101 03CHECK 449.30

unimproved ( )
This is improved (X) property, known as 110 Buckingham Court, Goodlettsville, TN 37072
(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 15th day of January 19 93

PHILLIPS BUILDERS, INC.
By:
Ruth Malatak, Assistant V. P.
Ruth Malatak, Asst Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 8843 PAGE 85

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 Ruth Malatak and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Assistant V. P. and _____ respectively of the PHILLIPS BUILDERS, INC. the within named bargainor, a corporation, and that he as such Assistant V. P. 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 Ruth Malatak as such Assistant V. P., and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 15th day of January 19 93 .

My commission expires 7/24/93

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC JOHN T. COOK AT LARGE

8365.8

IDENTIFICATION REFERENCE

JAN 19 10 54 AM '93

JACK Z. WILSON II REG. STER
DAVIDSON COUNTY, TN

DCTN01W

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8843 PAGE 86

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	
				119000.00
			CON TX	440.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	449.30
			CHECK	449.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JAN 19/93 01 10:53 0001 7018

8365.8

IDENTIFI REFERENCE

JAN 19 10 54 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 611768