This Instrument Prepared By:
Stokes & Bartholomew, P. A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8856 PAGE 705

ADDRESS NEW OWNER:
James R. Luffman Jr. and Jackie L. Luffman
810 Bexhill Court North
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank
Lending Dept. 3rd Floor
P.O. Box 2508
Nashville, Tn 37219

MAP AND PARCEL:
Map 064
Group
Parcel p/o 81

WARRANTY DEED

9141 02/03 0101 03CHECK 283.91

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Phillips Builders, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James R. Luffman, Jr. and wife, Jackie L. Luffman, 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 lying and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 78 on the Plan of Wembley Downs, Section Three, of record in Book 8250, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation, from Robert L. Eatherly, Trustee, by deed of record in Book 8303, page 659, Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Bexhill Court North, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes.

2. All matters shown on the plan of record in Book 8250, page 108, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 8304, page 623, as amended in Book 8447, page 633, said Register's Office.

4. Second Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 8646, page 529, said Register's Office.

5. Rights of others in and to the common areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Luffman, Jr. and wife, Jackie L. Luffman, their heirs and assigns, forever; and , does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hand this the 29th day of January, 1993.

PHILLIPS BUILDERS, INC., a Tennessee corporation

Ruth Malatak, Asst V

By: Ruth Malatak, Asst. Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Ruth Malatak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the , Asst. Vice President (or other officer authorized to execute the instrument) of the Phillips Builders, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such Asst. Vice President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by herself as such Asst. Vice President.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of January, 1993.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 74,285.00.

James R Luffman, Jr.

AFFIANT

Subscribed and sworn to before me this 29th day of January, 1993.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 7/27/96

8901.1

IDENTIFICATION REFERENCE

FEB 3 4 25 PM '93

ELVA Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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 74285.00
CON TX 274.91
PRFEE 1.00
WDEED 8.00
TOTAL 283.91
CHK BANK 283.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

02/03/93 01 16:24 0001 9141

8 9 0 1 . 1 5

IDENTIFICATION/REFERENCE

FEB 3 4 25 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 617665