LTIC File Number: 93-18159 File Box 49

BOOK 8858 PAGE 269

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 19 93

Notary Public

MY COMMISSION EXPIRES 1/23/94

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION
424 Church Street, Suite 200, Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald C. Schlosser (NAME)	Sears Mortgage Corporation (NAME)	86-3-6
1001 Jackson's Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 8111 (STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (P.O. ZIP)	Vernon Hills, IL 60061 (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 Donald C. Schlosser and wife, Sheila A. Schlosser

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. 54, on the plan of Phase I, Jackson's Retreat, Section One, as shown on plat of record in Plat Book 5200, Page 286, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Randall Phillips Builders, Inc., by Deed of Record in Book 5584, page 274, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by Articles of Merger of record in Book 7298, page 203.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5741, page 360, and in any allied instrument(s) referred to in said restrictions.
Restrictions and easements as contained in Book 5676, Page 67.
Charter of Jackson's Retreat Homeowner's Association in Book 5745, page 283.
By-Laws in Book 5745, pge 294.
Restrictions shown on Plat recorded in Book 5200, Page 286.
Easement(s) and Building setback(s) as shown on Plat recorded in Book 5200, page 286.
IT IS NOT THE INTENTION OF THE GRANTOR(S) HEREIN TO REIMPOSE SAID RESTRICTIONS.

unimproved ( )
This is improved (XX) property, known as 1001 Jackson's Valley Road (House Number) (Street) (P.O. Address) Hermitage, Tennessee 37076 (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. Whenever 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 3rd day of February, 19 93

Phillips Builders, Inc.

By: Ruth Malatak, Asst. Vice President

STATE OF TENNESSEE
COUNTY OF }

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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 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 (her oath) (herself) acknowledged (they) to be the Asst. Vice President

and _____ respectively of the Phillips Builders, Inc.

the within named bargainor, a corporation, and that (s he) as such Asst. Vice President (they)

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, Tennessee on this the 3rd day of February, 19 93.

Commission expires 1/23/94 _____
Notary Public

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Donald C. Schlosser

Sheila A. Schlosser

Furnished by:

LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

89846

IDENTIFICATION REFERENCE

FEB 5 8 39 AM '93

DAVIDSON COUNTY, TN

523.50

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
			CONV	85000.00
			CON TX	314.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	323.50
			CHECK	323.50

02/05/93 01 08:38 0001 0064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 9 8 4 6

IDENTIFI REFERENCE.

FEB 5 8 39 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 616576