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43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,064.00

William B. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 93

Jill L. Bollen
Notary Public

MY COMMISSION EXPIRES 11-4-94
(AFFIX SEAL)

JILL L. BOLLEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
William B. Turner, Jr. (NAME)	Leader Federal Bank for Savings (NAME)	150-0-41
3612 Seasons Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	02DX02479
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (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 William B. Turner, Jr. and wife, Diane M. Turner

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. 618 on the Plan of Phase V-A, Somerset, of record in Book 7900, Page 399, Register's Office for said County.

SAID Lot No. 618 fronts 65.00 feet on the southerly margin of Seasons Drive and extends back 125.00 feet on the easterly line and 125.00 feet on the westerly line to a dead line in the rear measuring 65.00 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument 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.

96930

IDENTIFICATION REFERENCE

MAR 3 9 21 AM '93

LOIS Z. WILSON REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3612 Seasons Drive, 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 26th day of February, 19 93

Phillips Builders, Inc.

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

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STATE OF TENNESSEE
Davidson County

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 ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ with whom I am personally acquainted and who upon ~~(her oath)~~ ~~(their several oaths)~~ acknowledged ~~(herself)~~ ~~(themselves)~~ to be the Asst. Vice-President and ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ she ~~(they)~~ as such Asst. Vice-President and ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 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 ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ and attesting the same by the said ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ as such ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Witness my hand and official seal at office at Nashville, TN on this the 26th day of February, 19 93.

My commission expires 1/7/96

Jill L Roller
Notary Public

JILL L ROLLER NOTARY PUBLIC AT LARGE STATE OF TN

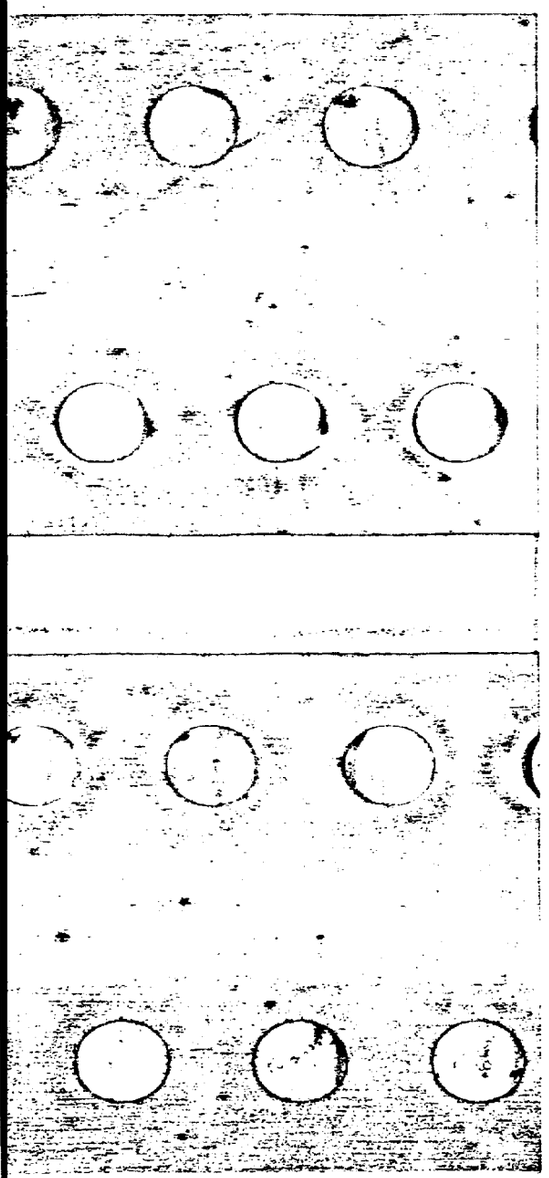
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
William B. Turner, Jr.
Diane M. Turner

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

8725 03/03 0101 03CHECK 412.67



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

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RECEIVED OF _____

FOR _____

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
109064.00
CON TX 403.67
PRFEE 1.00
WDEED 8.00
TOTAL 412.67
CHECK 412.67
03/03/93 01 09:20 0001 8725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96930

IDENTIFI REFERENCE

MAR 3 9 21 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 626302