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43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,450.00

Michael D. Dowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 93.

Jill L Rollen
Notary Public

MY COMMISSION EXPIRES 1-20-96
(AFFIX SEAL)

JILL L ROLLEN 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
Michael D. Dowell (NAME)	Peoples Bank (NAME)	53-13-141
729 Jessica Taylor Drive (STREET ADDRESS OR ROUTE NUMBER)	200 Henslee Drive (STREET ADDRESS)	11D94534
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Dickson, TN 37055 (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 Michael D. Dowell and wife, Deloris Y. Dowell

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. 74 on the Plan of Phase II, Kimbolton, of record in Book 6900, Pages 792, 793, and 794, Register's Office for said County.

SAID Lot No. 74 fronts 80.00 feet on the northeasterly margin of Jessica Taylor Drive and extends back 188.12 feet on the northwesterly line and 188.22 feet on the southeasterly line to a dead line in the rear measuring 80.00 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie, IV and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Ame Ritchie, and Joan Ritchie, a femme sole, of record in Book 5746, Page 672; and by Deed from Thomas F. Stewart, Trustee, of record in Book 7304, Page 279, 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.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 729 Jessica Taylor Drive, Madison, TN 37115
(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 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~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Asst. Vice-President ~~and~~XXXXXXXXXXXXXXXXXXXXXXXXXX ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ she as such Asst. Vice-President ~~and~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX ~~as such~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

My commission expires 11/7/96 [signature] Notary Public

JILL L. ROLLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

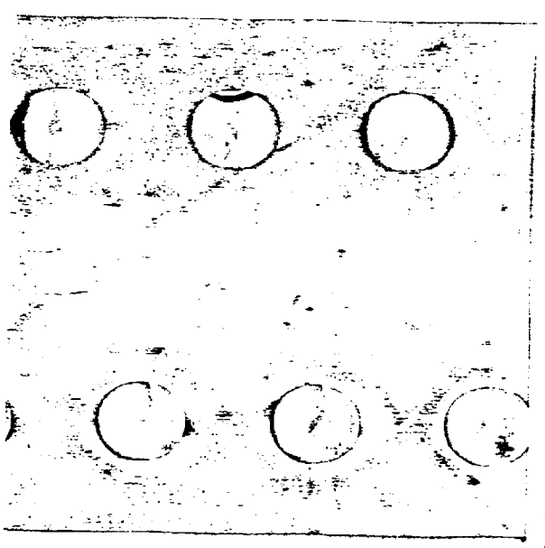
Michael D. Dowell

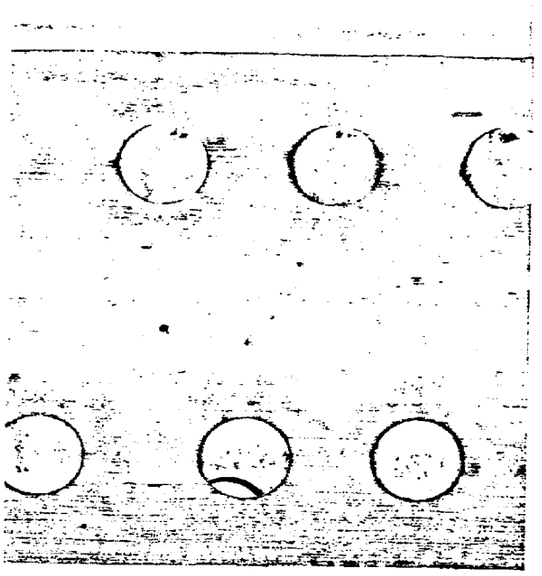
Deloris Y. Dowell

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

96939
IDENTIFIER REFERENCE
MAR 3 9 27 AM '93
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9734 03/03 0101 03CHECK 398.98





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
				105450.00
				CON TX 389.98
				PRFEE 1.00
				WDEED 8.00
				TOTAL 398.98
				CHECK 398.98
03/03/93	01			09:26 0001 8734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 9 3 9

IDENTIFICATION REFERENCE

MAR 3 9 27 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 626311