BOOK 8878 PAGE 388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,695.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 11-20-96
(AFFIX SEAL)

JILL L ROLLER 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
Milton J. Higginbotham (NAME)	Leader Federal Bank for Savings (NAME)	141-15-D-235.00
7808 River Fork Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	9D-81720
Nashville, TN 37221 (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 Milton J. Higginbotham and wife, Katherine C. Higginbotham

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. 235 on the Plan of Phase III-A, "Sheffield" on the Harpeth, of record in Plat Book 7900, Page 332, Register's Office for said County.

SAID Lot No. 235 fronts 80.10 feet on the northeasterly margin of River Fork Drive and extends back 158.96 feet on the northwesterly line and 174.94 feet on the southeasterly line to a broken line in the rear measuring 92.20 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation by deed of record in Book 7195, Page 96, 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, Register's Office for Davidson County, Tennessee.

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

9 6 9 4 1

IDENTIFICATION REFERENCE

MAR 3 9 28 AM '93

CLAY L. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 7808 River Fork Drive, Nashville, TN 37221
(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

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

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

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

My commission expires 1-20-96

Jill L. Roller
Notary Public

JILL L. ROLLER NOTARY PUBLIC AT LARGE STATE OF [illegible]

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Milton J. Higginbotham

Katherine C. Higginbotham

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

8736 03/03 0101 03CHECK 610.99



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

BOOK 8878 PAGE 390

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	
				162695.00
			CON TX	601.99
			PRFEE	1.00
			WDEED	8.00
			TOTAL	610.99
			CHECK	610.99
03/03/93	01	09:26	0001	8736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 9 4 1

IDENTIFI REFERENCE

MAR 3 9 28 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 626313