43

BOOK 8386 PAGE 381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,420.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 93.

Notary Public

MY COMMISSION EXPIRES 11-27-96
(AFFIX SEAL)

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
Johnny R. Kraus (NAME)	Community Mortgage Corporation (NAME)	141-15-D-84.00
8005 Claytie Circle - (STREET ADDRESS OR ROUTE NUMBER)	6399 Quail Hollow (STREET ADDRESS)	09080623
Nashville, Tn 37221 (CITY) (STATE) (P O ZIP)	Memphis, TN 38120 (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 Johnny R. Kraus and wife, Amanda R. Kraus

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. 84 on the Plan of Phase II, "Sheffield" on the Harpeth, of record in Book 6900, Pages 410 and 411, Register's Office for said County.

SAID Lot No. 84 fronts 110.00 feet on the westerly margin of Claytie Circle and extends back 94.16 feet on the southerly line and 170.00 feet on the northerly line to a dead line in the rear measuring 99.75 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. 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, said Register's Office.

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

9977.4

TENNESSEE REFERENCE

MAR 12 9 13 AM '93

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

1342 03/12 0101 03CHECK 572.88

unimproved ( )
This is improved (X) property, known as 8005 Claytie Circle, 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 10th day of March, 19 93

Phillips Builders, Inc.

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

[redacted]

STATE OF TENNESSEE
Davidson County

BOOK 8386 PAGE 382

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 ~~her oath~~ ~~herself~~ with whom I am personally acquainted and who upon (~~their several oaths~~) acknowledged (~~themselves~~) to be the Asst. Vice-President and ~~respectively~~ of the Phillips Builders, Inc. the within ~~named~~ bargainor, a corporation, and that ~~he~~ she (~~they~~) as such Asst. Vice-President and ~~being~~ 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. TN on this the 10th day of March, 19 93.

My commission expires 11-20-96

Jill L. Rolla
Notary Public

JILL L. ROLLA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Johnny R. Kraus
Amanda R. Kraus

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



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

RECEIVED OF _____

FOR _____

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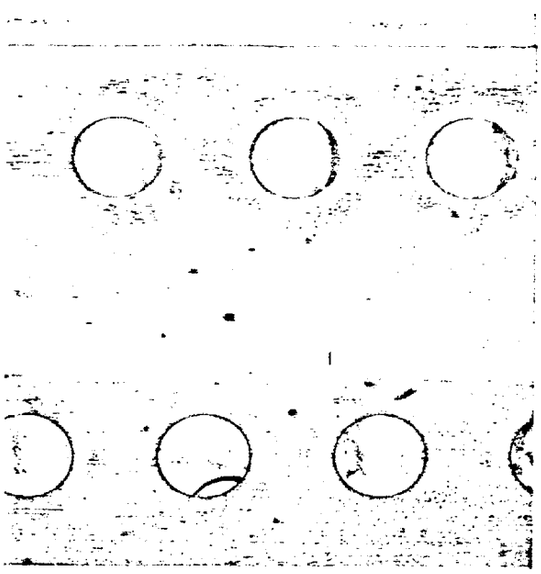
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	AMT
	152420.00
CON TX	563.88
PRFEE	1.00
WDEED	8.00
TOTAL	572.88
CHECK	572.88

07/12/93 01 09:12 0001 1942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



9977.4

TITLE REFERENCE

Mail 12 3 13 AM '93

No.629373