43

BOOK 8901 PAGE 842

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,230.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 93.

Notary Public

MY COMMISSION EXPIRES 11-10-96
(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 |
|---|---|---|
| Roy Mathews (NAME) | Leader Federal Bank for Savings (NAME) | 141-15-D-130CO |
| 309 Stonehindge Way (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2926 (STREET ADDRESS) | 09D81702 |
| 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 Roy Mathews and wife, Binu Mathews

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. 130 on the Plan of Re-Subdivision of Lots 130 and 131, "Sheffield" on the Harpeth, Phase III-A, of record in Book 7900, Page 401, Register's Office for said County.

SAID Lot No. 130 fronts 80.50 feet on the easterly margin of Stonehindge Way and extends back 124.54 feet on the northerly line and 133.14 feet on the southerly line to a broken line in the rear measuring 81.55 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, said Register's Office.

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

05007

IDENTIFICATION REFERENCE

MAR 31 1 50 PM '93

LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7714 03/31 0101 03CHECK 579.54

unimproved ( )
This is improved (X) property, known as 309 Stonehindge Way, 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 it, and the same is unincumbered, 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 30th day of March, 19 93

Phillips Builders, Inc.

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

BOOK 8901 PAGE 843

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 with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Asst. Vice-President of the Phillips Builders, Inc. and that she as such Asst. Vice-President, 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 30th day of March, 19 93.

My commission expires 1/10/96 Notary Public

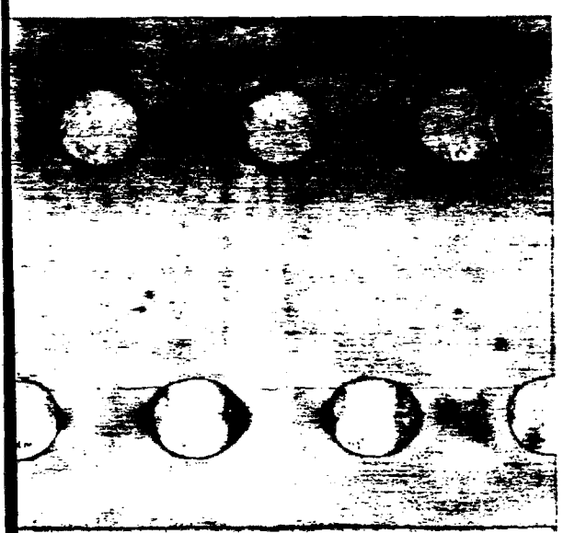
NOTARY PUBLIC STATE OF TENNESSEE

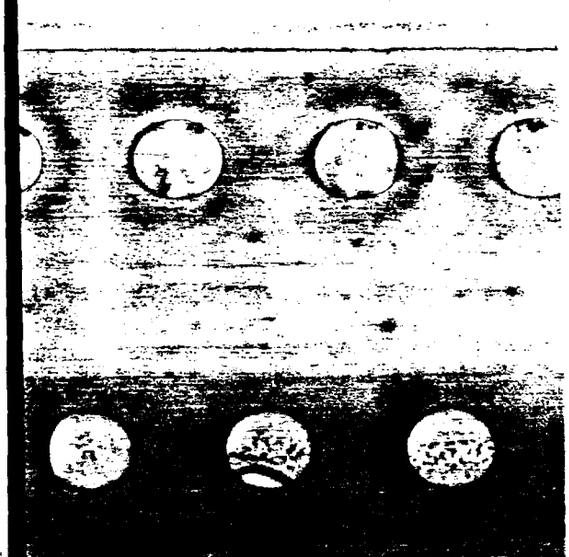
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Roy Mathews
Binu Mathews

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 _____

BOOK 8901 PAGE 844

| | | |
|---|---|---|
| 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 154230.00
CON TX 570.54
PRFEE 1.00
WDEED 8.00
TOTAL 579.54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID [illegible] BANK 579.54

03/31/93 01 13:49 0001 7714

0 5 0 0 7

CROSS REFERENCE

MAR 31 1 50 PM '93

DAVIDSON COUNTY, TN

No. 635162