Box 58

BOOK 8924 PAGE 702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,728.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF April 19 93

Notary Public

MY COMMISSION EXPIRES 3/31/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Jack C. Boone (NAME)	Jack C. Boone (NAME)	MAP 150-03
3425 Shakertown Road (ADDRESS)	3425 Shakertown Road (ADDRESS)	PARCEL 415
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

FOR AND 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 Jack C. Boone and wife, Lucie W. Boone

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. 461 on the Plan of The Country, Section Ten, of record in Book 6900, page 394, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Lillie Cone Coleman et vir John A. Coleman, Sr. and John Andrew Coleman, Jr., of record in Book 4867, page 654, Register's Office for Davidson County, Tennessee. Randall Phillips Builders, Inc. and Philhall Corporation now d/b/a Phillips Builders, Inc. by Articles of Merger of record in Book 7298, page 208, said Register's Office.

This property is conveyed subject to the Plan of record in Book 6900, page 394; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

12405

IDENTIFICATION REFERENCE

APR 23 1 39 PM '93

DAVIDSON COUNTY, TN

LEGIBILITY OF WRITING, TYPING OR PRINTING FOR THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property known as 3425 Shakertown Road, 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 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 21st day of April 19 93

Phillips Builders, Inc.
By:

Exit Realty, Asst. V.P.

BOOK 8924 PAGE 703

STATE OF TENNESSEE
COUNTY OF

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 or proved to me on the basis of satisfactory evidence, 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
COUNTY OF DAVIDSON

Before me, Ann B. Waddell a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistant Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that she as such Assistant Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Malatak as such Assistant Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of April 19 93 .

My commission expires 3/23/96 Ann B. Waddell
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Page 2 of 2

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

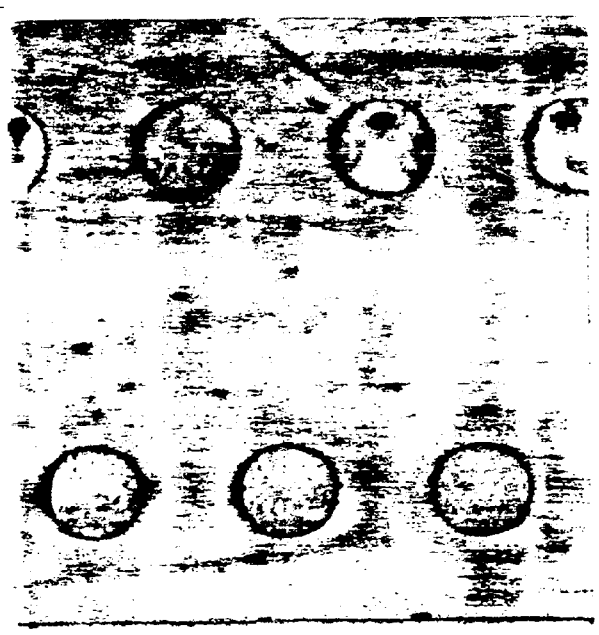
Jack C. Boone and wife, Lucie W. Boone

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Street, Su. 1100
Nashville, TN 37238

MAIL TAX NOTICES TO: SAME

SEND TAX BILLS TO: 3CHECK 3101 03/23/96 485.19





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8924 PAGE 704

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
			CAPT	
				128728.00
			CON TX	476.19
			PRFEE	1.00
			WDEED	8.00
			TOTAL	485.19
			CHECK	485.19
04/23/93	01	13:39	0001	8624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12405

IDENTIFICATION REFERENCE

APR 23 1 39 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 643336