BOOK 8966 PAGE 346

43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 93

Notary Public

MY COMMISSION EXPIRES 11-20-96
(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
Miguel A. Cruz (NAME)	Leader Federal Bank for Savings (NAME)	87-5-A-74C0
5713 Briarwick Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	04D93916
Hermitage, TN 37076 (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 Miguel A. Cruz and wife, Magda L. Cruz

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. 75 on the plan of Farmingham Woods, Phase II, Section 2, of record in Book 7900, Page 424, Register's Office for said County.

Said Lot No. 75 fronts 28.09 feet on the northerly margin of Briarwick Court and extends back 115.00 feet on the westerly line and 123.00 feet on the easterly line to a dead line in the rear, measuring 94.02 feet thereon.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from Thelma R. Zanetis of record in Book 8113, Page 918, Register's Office for Davidson County, Tennessee.

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

25358

IDENTIFICATION REFERENCE

JUN 1 3 52 PM '93

LILA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2009 06/01 0101 03CHECK 350.14

This is improved (X) unimproved ( ) property, known as 5713 Briarwick Court, Hermitage, TN 37076
(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 27th day of May, 19 93

Phillips Builders, Inc.

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

STATE OF TENNESSEE
Davidson County

BOOK 8966 PAGE 347

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~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Asst. Vice-President

~~and~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXX ~~respectively~~ of the Phillips Builders, Inc.

the within named bargainor, a corporation, and that ~~(he)~~ she as such Asst. Vice-President

~~and~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

~~as such~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, TN on this the 27th day of May, 19 93.

My commission expires 11-20-96   Jill L. Roller
Notary Public

JILL L. ROLLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

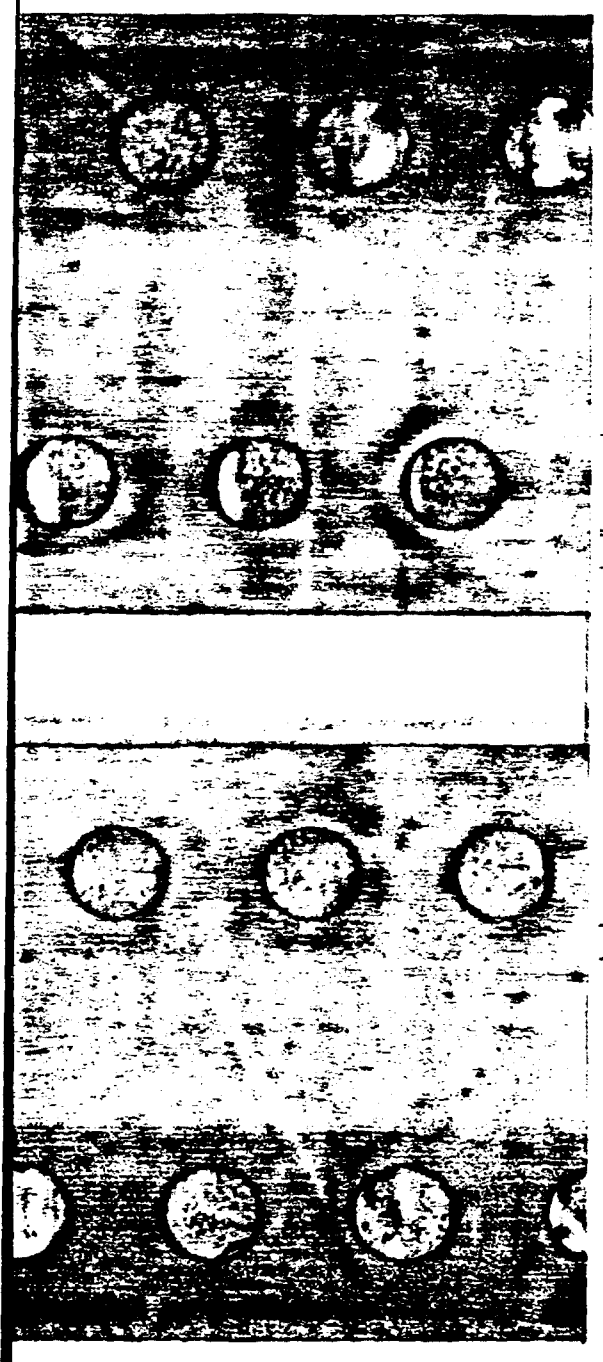
Phillips Builders, Inc.

TO

Miguel A. Cruz

Magda L. Cruz

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 8966 PAGE 348

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
			CAHT	92200.00
			CON TX	341.14
			PRFEE	1.00
			MDEED	8.00
			TOTAL	350.14
			CHECK	350.14
06/01/93	01	15:52	0001	2009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25358

IDENTIFICATION REFERENCE

JUN 1 3 52 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 657372