13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,696.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 19 93.

Notary Public

MY COMMISSION EXPIRES 1/10/96
(AFFIX SEAL)

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
Philip B. Dortch	Empire of America Realty Credit	141-13.D-228C0
(NAME)	(NAME)	
8212 Londonberry Road	Empire Plaza, 100 Seneca Street	09081847
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Buffalo, New York 14203	
(CITY) (STATE) (P O. ZIP)	(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 Philip B. Dortch and wife, Marie I. Dortch

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. 228 on the Plan of Phase III-B, "Sheffield" on the Harpeth, of record in Book 7900, Page 443, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation by deed from Phillips Builders, a Tennessee General Partnership composed of E. Randall Phillips, Harry E. Phillips, and Randall L. Phillips, of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp, with amendment changing its corporate name to Phillips Builders, Inc. of record in Book 7298, Page 203, said Register's Office, dated June 30, 1987.

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

50710 IDENTIF. & REFERENCE

93 AUG 10 PM 2:33

FELIX Z. HAYGOOD II REGISTER DAVIDSON COUNTY, TN.

This is improved (X) unimproved property, known as 8212 Londonberry Road, 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 6th day of August, 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

and ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Asst. Vice-President and ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ she as such Asst. Vice-President and ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 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 ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ as such ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Witness my hand and official seal at office at Nashville, TN on this the 6th day of August, 19 93.

My commission expires 11-30-96

Jill L. Rollers
Notary Public

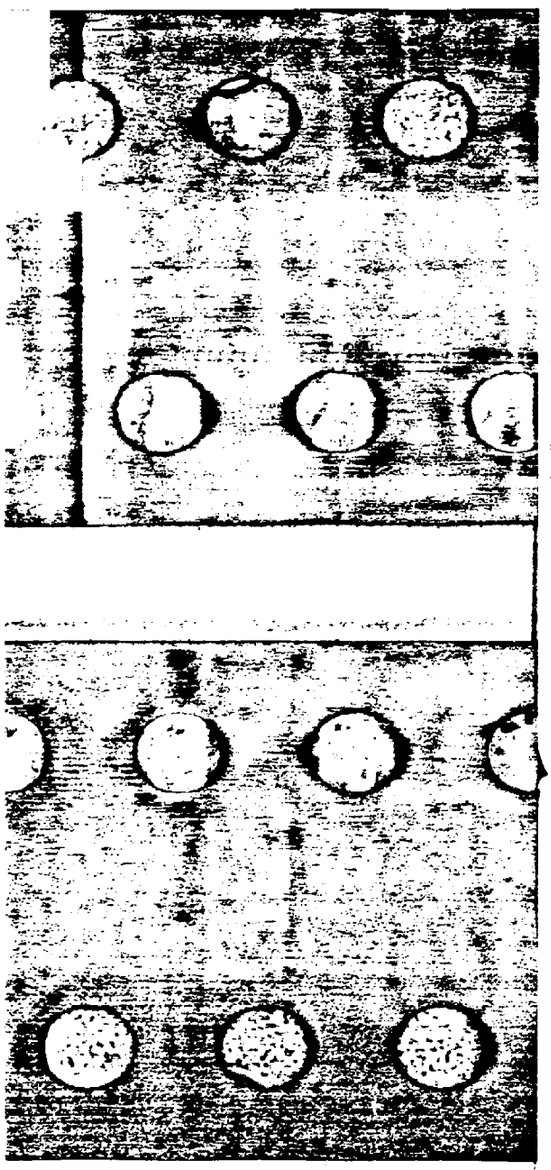
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Philip B. Dortch
Marie I. Dortch

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

8303 08/10 0101 02:CHECK 684.50



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

RECEIVED OF _____ BOOK 9043 PAGE 426

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	
				182696.00
			CON TX	675.99
			PRFEE	1.00
			WDEED	8.00
			TOTAL	684.99
			CHECK	684.99
08/10/93	01		14:33 0001	8303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50710
IDENTIF. # REFERENCE

93 AUG 10 PM 2:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 684669