43

WARRANTY DEED

BOOK 9136 PAGE 197

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 93

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 20, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Taylor, Philbin, Pigue, Marchetti & Long, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendell F. Sherrell (NAME)	Leader Federal Bank for Savings (NAME)	141-15-D-210C0
8217 Londonberry Road (ADDRESS)	158 Madison Avenue (ADDRESS)	09D81829
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (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 Wendell F. Sherrell and wife, Latrice J. Sherrell

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. 210 on the Plan of Phase III-B, "Sheffield" on the Harpeth, of record in Book 7900, Page 443, Register's Office for said County, reference to which 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. And by Articles of Merger of record in Book 7298, Page 209 Randall Phillips Builders, Inc, a Tennessee corporation, is now known as Phillips Builders, Inc.

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

80728 IDENTIF. & REFERENCE

93 NOV -2 AM 11:45 FELIX A. REGISTER DAVIDSON COUNTY, TN.

2938 11/02 0101 03CHECK 608.03

unimproved ( )
This is improved (X) property, known as 8217 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 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 29th day of October 19 93

Phillips Builders, Inc.
By:
Ruth Malatak, Vice-President
Ruth Malatak, VP

STATE OF TENNESSEE
COUNTY OF

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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, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and n/a with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the Vice-President and n/a respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that She as such Vice-President and n/a 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 Vice-President, and attesting the same by the said N/A as such n/a.

Witness my hand and official seal at office at Nashville, TN on this the 20th day of October 19 93.

My commission expires My Commission Expires JULY 26, 1997

Michael J. Phillips
Notary Public

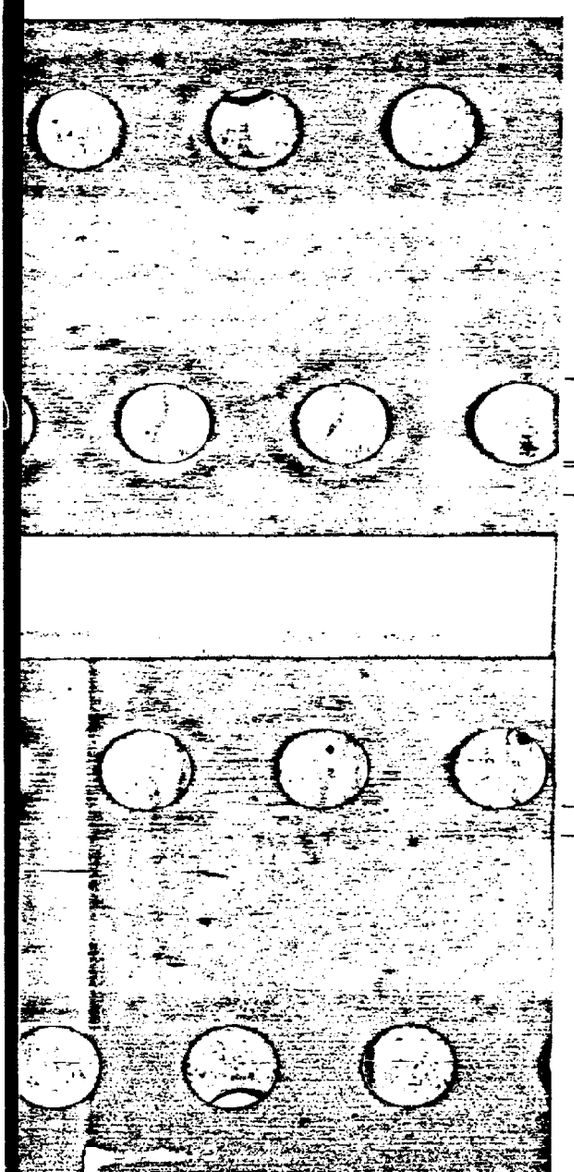
MICHAEL J. PHILLIPS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Wendell F. Sherrell
Latrice J. Sherrell

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

CAMT 161900.00
CON TX 599.03
PRFEE 1.00
WDEED 8.00
TOTAL 608.03
CHECK 608.03

11/02/93 01 11:46 0001 2938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80728
IDENTIF. & REFERENCE

93 NOV -2 AM 11:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 716786