PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 34533)
Dav. Co. File: Box 8

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 139750.00

Affiant

Sworn and subscribed before me this 17th day of December, 1993.

Notary Public

My Comm. Expires: 1-25-97

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brett A. Fulford<br>3832 Park Royal Lane<br>Antioch, TN 37013 | First American National Bank<br>First American Center<br>Nashville, Tennessee 37237 | 150-12B-20 |

# WARRANTY DEED
**(Corporate)**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillips Builders, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brett A. Fulford and spouse, Karen D. Fulford,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 20 on the plan of Section One, Kensal Green, of record in Book 7900, page 593, Register's Office for said County.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by quitclaim deed from Philhall Corp. of record in Book 5508, page 923, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7619, Page 647, Book 7619, page 677, Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770 and Book 9065, page 744, said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein-referenced Plan of record in said Register's Office.

99069

IDENTIFICATION
DEC 21 AM 10: 10
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

**This is improved property, known as:** 3832 Park Royal Lane, Antioch, TN 37013

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 17th day of December, 1993.

**Phillips Builders, Inc.**

**By:** Ruth Malatak, Pres.
Ruth Malatak,

**State of Tennessee**
**County of Davidson**

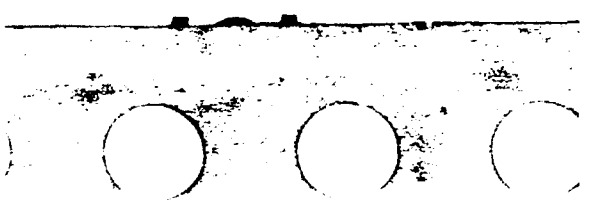
Before me, the undersigned, personally appeared Ruth Malatak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Phillips Builders, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 17th day of December, 1993.

Notary Public

My Commission Expires: 1-25-97

656621 12/21/93 01:01 PM CHECK 525.89



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

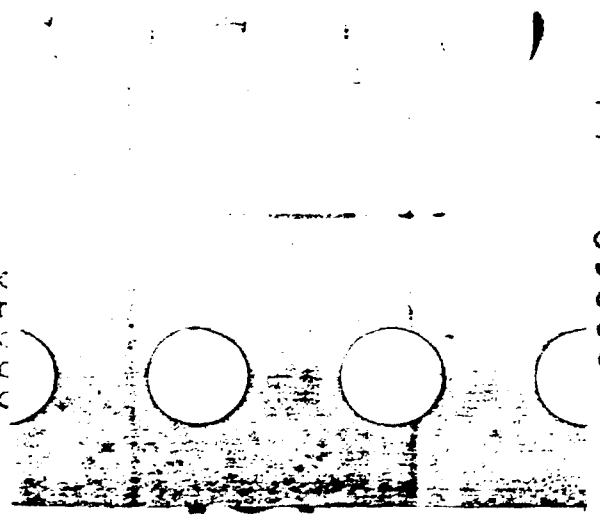
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 9194 PAGE 20

| | | |
|---|---|---|
| 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 | |
| | | | 139750.00 | |
| | | | CON TX 516.89 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 525.89 | |
| | | | CHECK 525.89 | |
| 12/21/93 | 01 | | 10:11 0001 6561 | |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99069

IDENTIFICATION REFERENCE

93 DEC 21 AM 10: 10

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 736531