42

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,401.00

Larry J. McCulloch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Larry J. McCulloch (NAME)	Leader Federal Bank for Savings (NAME)	141-15-D-163C0
8197 Londonberry Road (ADDRESS)	158 Madison Avenue (ADDRESS)	09D81713
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 Larry J. McCulloch and wife, Patricia Cooper McCulloch

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. 163 on the Plan of Phase III-A, "Sheffield" on the Harpeth, of record in Book 7900, Page 332, 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 203, 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.

99972

IDENTIFICATION REFERENCE

'93 DEC 22 PM 3:05

REGISTER DAVIDSON COUNTY, TN.

7532 12/22 0101 03CHECK 602.48

This is improved (X) property, known as 8197 Londonberry Road, Nashville, TN 37221 (unimproved ( ))
(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 20th day of December, 19 93

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

Ruth Malatak, VP

BOOK 9196 PAGE 627

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, 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 December 19 93.

My commission expires 11-21-96

_____
Notary Public

JILL L PELLER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Larry J. McCulloch

Patricia Cooper McCulloch

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 9196 PAGE 628

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 160401.00
CON TX 593.48
PRFEE 1.00
WDEED 8.00
TOTAL 602.48
CHECK 602.48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12-22-93 01 1500 0001 7532

99972
IDENTIFICATION REFERENCE

93 DEC 22 PM 3:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 737493