43

# WARRANTY DEED

BOOK 9202 PAGE 917

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES: November 20, 1994
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

**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 |
|---|---|---|
| Phyllis M. Ethridge (NAME) | SAME (NAME) | 64-16-C-80C0 |
| 913 Bexhill Court South (ADDRESS) | (NAME) (ADDRESS) | 04D93983 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | (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 Phyllis M. Ethridge

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. 33 on the Plan of Section Four, Wembley Downs, of record in Book 7900, Page 456, 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 Phillips Builders, Inc. by deed from Robert L. Eatherly (a/k/a R. L. Eatherly), Trustee, of record in Book 8303, Page 659, Register's Office for Davidson County, Tennessee.

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

93 DEC 29 PM 2:12
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

01918
IDENTIF. & REFERENCE

unimproved ( )
This is improved ( X ) property, known as 913 Bexhill Court South, 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 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 15th day of December 19 93

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

Ruth Malatak, VP

STATE OF TENNESSEE
COUNTY OF

BOOK 9202 PAGE 918

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 s he 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 15th day of December 19 93.

My commission expires November 20, 1996

Kathleen M Waid
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Phyllis M. Ethridge

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

9659 12/29 0101 03CHECK 813.88

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

RECEIVED OF _____

FOR _____

BOOK 9202 PAGE 919

| | | |
|---|---|---|
| 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 82400.00 |
| | | | | CON TX 304.88 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 313.88 |
| | | | | CHECK 313.88 |
| 12/29/93 | 01 | | | 14:43 0001 9659 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

01918 IDENTIF. & REFERENCE

93 DEC 29 PM 2:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No. 739597**