By:

BOOK 9213 PAGE 111

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 88,000.00

Subscribed and sworn to before me, this the 30th day of December 19 93

My commission expires: 12/8/96
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Mary E. Rader	SOURCE ONE MORTGAGE SERVICES
1212 Wembley Drive	27555 Farmington Road
Hermitage, TN 37076 (STREET ADDRESS / CITY / STATE / ZIP)	Farmington Hills, MI 48334-3357 (STREET ADDRESS / CITY / STATE / ZIP)
MAP & PARCEL NO.: 64-16C-103	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Phillips Builders, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Mary E. Rader, a single person

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 58 on the Plan of Wembley Downs, Section 4 of record in Plat Book 7900 at page 456 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed recorded in Book 8303 at page 659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

04937
IDENTIF. & REFERENCE

94 JAN -6 AM 11:23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1212 Wembley Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 30th day of December, 19 93

Phillips Builders, Inc.

By: Ruth Malatesta, VP

State of Tennessee
County of _____

BOOK 9213 PAGE 112

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

WARRANTY DEED

State of Tennessee, County of Sumner,

Before me, a notary of the state and county aforesaid, 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 herself to be Vice President of Phillips Builders, Inc. the within named bargainor, a corporation, and that she as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal, at office in Sumner County, Tennessee, this 31st day of December, 1993.

My Commission Expires: 12/8/96

_____
NOTARY PUBLIC

6795 01/06 0101 03CHECK 334.64

TENNESSEE TITLE & TRUST, Inc.

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 88000.00
				CON TX 325.64
				PRFEE 1.00
				WDEED 8.00
				TOTAL 334.64
				CHECK 334.64
01/06/94	01			11:22 0001 6795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04937
IDENTIF. & REFERENCE

94 JAN -6 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 742817