14

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,200.00

Lori L. Gross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 19 94

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE JOHN T. COOK

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, P.C., 424 Church Street, Suite 1350, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LORI L. GROSS (NAME)	FIRST BANK & TRUST (NAME)	MAP 087-5A
5610 Royal Court (ADDRESS)	1691 North Mt. Juliet Road (ADDRESS)	PARCEL 115
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	04D-94074

FOR AND IN 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 LORI L. GROSS AND MELISSA D. BROYLES, BOTH UNMARRIED

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. 143 of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, page 554, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Phillips Builders, Inc., by Deed from Thelma R. Zanetis, of record in Book 8113, Page 918, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declarations of covenants of record in Book 8238, Page 176, amended in Book 8351, page 533, Book 8423, page 784, Book 8424, page 426, Book 8447, page 635, Book 8702, page 528, Book 9006, page 409, and Book 9006, page 414, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

FILED AND RECORDED
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
94 FEB -3 PM 2:57

IDENTIF. & REFERENCE
14825

unimproved ( )
This is improved (X) property, known as 5610 Royal Court, 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 3rd day of February 19 94

PHILLIPS BUILDERS, INC.
By:
RUTH MALATAK, VICE PRESIDENT
Ruth Malatak, VP

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 _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the VICE PRESIDENT and _____ respectively of the PHILLIPS BUILDERS, INC. the within named bargainor, a corporation, and that she as such VICE PRESIDENT and _____ 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 _____ as such _____.

Witnes: my hand and official seal at office at Nashville, TN on this the 3rd day of February 19 94.

My commission expires 3/23/96

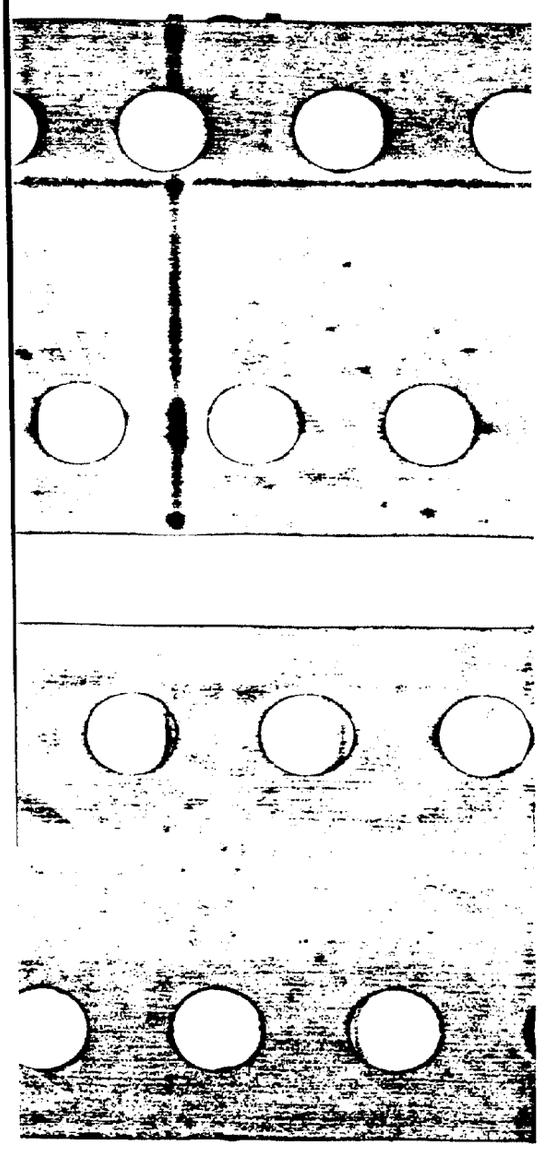
Susan Calvert-Rosenberger
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE SUSAN CALVERT-ROSENBERGER

237B 02/03 0101 03CHECK

235.34

DCTN01W



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

RECEIVED OF _____

FOR _____

BOOK **9241** PAGE **65**

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	88200.00
CON TX	326.34
PRFEE	1.00
WDEED	8.00
TOTAL	335.34
CHECK	335.34

02/03/94 01 14:57 0001 2378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14825
IDENTIF. & REFERENCE

94 FEB -3 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.753360