3 x 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 94

Notary Public

MY COMMISSION EXPIRES: 9-28-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel K. Yeager (NAME) | Leader Federal Bank for Savings (NAME) | 171-8b-16 |
| 5913 Cross Pointe Lane (ADDRESS) | P.O. Box 2926 (ADDRESS) | |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Memphis, TN 38101-2926 (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 Daniel K. Yeager, 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 lying in the 32 Councilmanic District of Davidson County, Tennessee, being Lot No. 4 on the Plat of Section Two, Brelan Park at Saddlewood of record in Book 7900, Page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to Phillips Builders, Inc., by deed from Wayne Meadows, d/b/a/ the Meadows Group, of record in Book 9124, Page 233, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1994 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 7900, page 615; Declaration of covenants, conditions and restrictions of record in Book 8891, page 850 and By-Laws of record in Book 8891, page 869; easements of record in Book 6590, page 37, Book 8175, page 792 and Book 8259, page 206; Application for Greenbelt assessment-agricultural of record in Book 8861, page 986; all of record in the Register's office for Davidson County, Tennessee.

21962

SEND TAX BILLS TO: SEP 29 PM 3:42 MAP-PARCEL NUMBER

Unimproved ( )
This is improved (X) property, known as 5913 Cross Pointe Lane, Brentwood, TN 37027
(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 24th day of February, 19 94

Phillips Builders, Inc.
By:

Ruth Malatek, 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 WILLIAMSON

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, and 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 _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 24th day of February 19 94.

My commission expires 9-28-97

_____
Notary Public

0106 02/28 0101 03CHECK 759.73

## WARRANTY DEED

## FROM

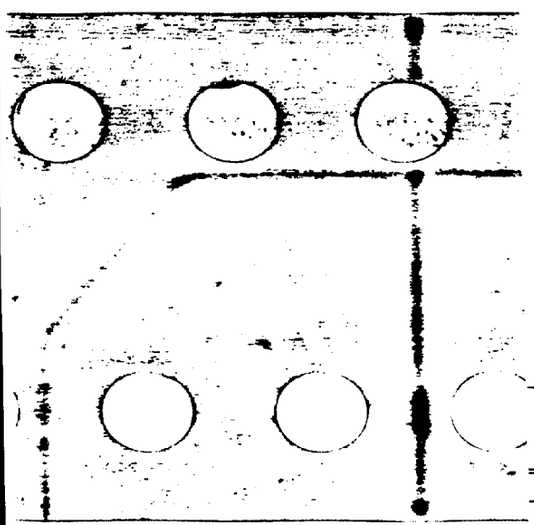
Phillips Builders, Inc.

## TO

Daniel K. Yeager

**RETURN TO:**

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027



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

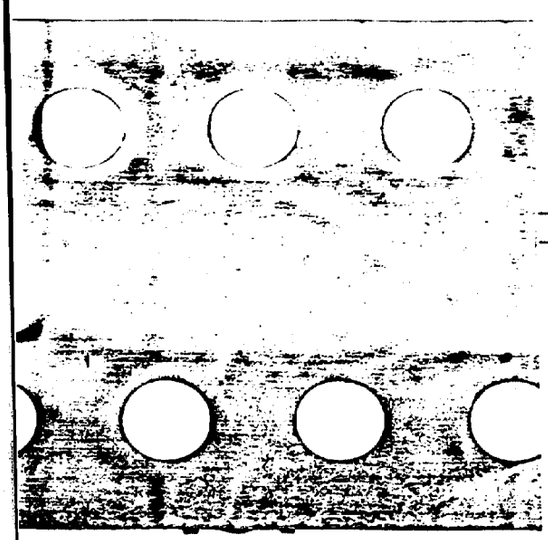
RECEIVED OF _____

FOR _____

BOOK 9261 PAGE 478

| | | |
|---|---|---|
| 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 | 202900.00 |
| CON TX | 750.73 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 759.73 |
| CHECK | 759.73 |

02/28/94 01 15:43 0001 0106

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

21962

IDENTIFICATION REFERENCE

94 FEB 28 PM 3:42

No.760977