24821

IDENTIF. & REFERENCE

MAIL ENV.

SUMNER-7 PM 1:38

REGISTER

This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198645
Nashville, Tennessee 37219-8645

WARRANTY DEED BOOK 9270 PAGE 723

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Phillips Builders, Inc. 2910 Kraft Drive Nashville, TN 37204	Same	Map 171-8 Parcels 5, 6, 9, 12, 14 and 15

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, Wayne Meadows, d/b/a the Meadows Group (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Phillips Builders, Inc., (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

> Land lying in the 32nd Councilmanic District of Davidson County, Tennessee being Lots 5, 6, 9, 12, 14 and 15 on the Plat of Section Two, Brelan Park at Saddlewood of record in Book 7900, page 615 Registers' Office for said County.
>
> Being a portion of the property conveyed to Wayne Meadows, d\b\a the Meadows Group by deed from Florence F. Williams of record in Book 8871 page 697, said Register's Office. Kathy Meadows, the wife of Wayne Meadows has conveyed any marital interest, if any, in and to the property by quitclaim deed of record in Book 9076, page 915, said Register's Office.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; (3) Declaration of Restrictive Covenants for Brelan Park at Saddlewood of record in Book 8891, page 850 and the Bylaws recorded therewith of record in Book 8891, page 869 said Register's Office; and (4) all visible easements and encroachments. Grantor further covenants and binds himself, his heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has set his hand, this 7th day of March, 1994.

Wayne Meadows, d\b\a\ the Meadows Group

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, ex officio, a Notary Public in and for the County and State aforesaid, personally appeared Wayne Meadows, d\b\a the Meadows Group with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of March, 1994.

Norma S. Davis
Notary Public

NOTARY PUBLIC

My commission expires:

9/27/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Two Hundred and Ten Thousand Dollars ($210,000.00) and no other monetary consideration.

Clifton Hall
AFFIANT

Sworn to and subscribed before me
this 7th day of March, 1994.

Norma S. Davis
NOTARY PUBLIC

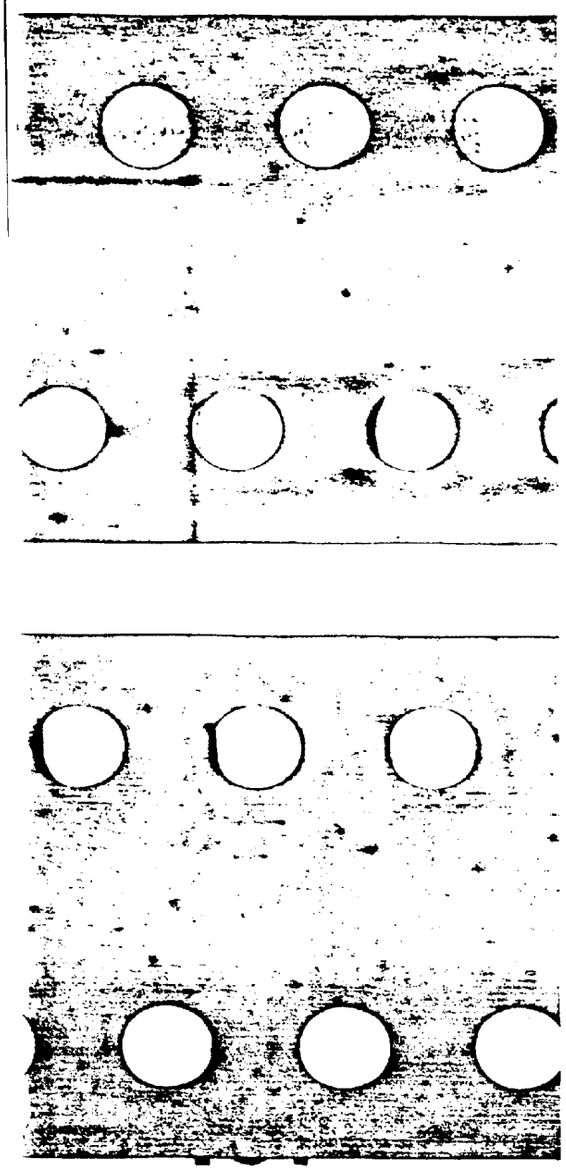
NOTARY PUBLIC

My commission expires:

7/27/96

c:\meadows\warranty.06

8578 03/07 0101 03CHECK 786.00



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

RECEIVED OF _____

FOR _____

BOOK 9270 PAGE 725

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				210000.00
			CON TX	777.00
			PRFEE	1.00
			MDEED	8.00
			TOTAL	786.00
			CHECK	786.00
		03/07/94	01	13:39 0001 8578

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24821
IDENTIF. & REFERENCE

94 MAR -7 PM 1:23

No. 763986