9874-3

BOOK 9306 PAGE 679 Box 14

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: 9/16/95
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, P.C., 5115 Maryland Way, 2nd Floor, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY CHRISTOPHER TATE (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 064-16
601 SELSEY COURT NORTH (ADDRESS)	158 MADISON AVENUE (ADDRESS)	PARCEL O-C-021CO
HERMITAGE, TENNESSEE 37076 (CITY) (STATE) (ZIP)	MEMPHIS, TENNESSEE 38103 (CITY) (STATE) (ZIP)	FIELD 04D-93677

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 BUILDER, INC. A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY CHRISTOPHER TATE AND WIFE, LAURA COPELAND TATE

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. 102, on the Plan of Wembley Downs, Second Revision, Section One, of record in Plat Book 7900, Page 301, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Phillips Builder's, Inc., a Tennessee Corporation, by Deed from Robert L. Eatherly (also known as R. L. Eatherly), of record in Book 8303, Page 659, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

37117 IDENTIF. & REFERENCE

94 APR -8 PM 1:38 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 601 SELSEY COURT NORTH, HERMITAGE, TENNESSEE 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 30th day of March 19 94

PHILLIPS BUILDER, INC. A TENNESSEE CORPORATION
By:

Ruth Malatak, VP

STATE OF TENNESSEE
COUNTY OF

BOOK 9306 PAGE 680

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 BUILDER, 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 Phillips Builder, Inc. ~~as such~~ _____, ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Brentwood, TN on this the 30th day of March 19 94.

My commission expires 9/16/95

_____
Notary Public

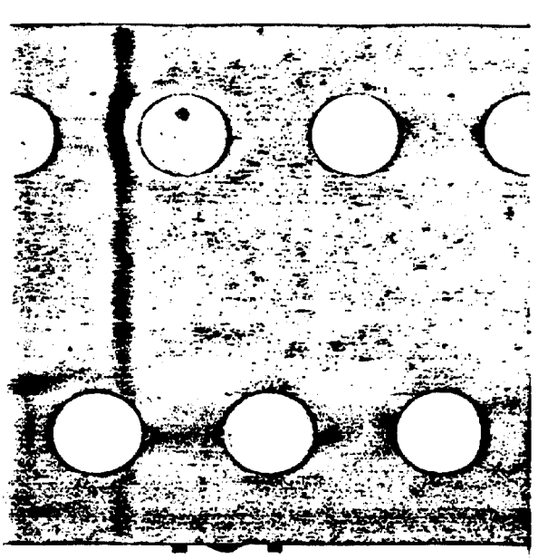
PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

1943 04/08 0101 03CHECK

354-58

DCTN01W





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

RECEIVED OF _____

FOR _____

BOOK 9306 PAGE 681

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 93450.00
				CON TX 345.58
				PRFEE 1.00
				WDEED 8.00
				TOTAL 354.58
				CHECK 354.58

04/08/94 01 13:39 0001 1943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37117
IDENTIF. ↑ REFERENCE

94 APR -8 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 777176