G#10013-1

Box 14

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STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,487.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 94

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

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
MARSHALL B. CAPPS	SOUTHEASTERN MORTGAGE OF TN	MAP 171-08-B
(NAME)	(NAME)	
5929 Cross Pointe Lane	565 Marriott Drive, Suite 250	PARCEL 020CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37214	FB #06DU-83447
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARSHALL B. CAPPS AND WIFE, MELANIE J. CAPPS

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. 8 on the Plan of Brelan Park at Saddlewood, Section Two, a Planned Unit Development, as of record in Book 7900, Page 615, Register's Office for Davidson County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same 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, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Brelan Park at Saddlewood, of record in Book 8891, Page 850, said Register's Office; By-Laws of Brelan Park at Saddlewood Homeowners' Association, Inc., of record in Book 8891, Page 869, 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 Grantees herein.

3435 05/02 0101 03CHECK 787.35

ISSUING AGENT REFERENCE 88474

unimproved ( )
This is improved (X) property, known as 5929 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 28th day of April 19 94

PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION
By:
RUTH MALATAK, VICE PRESIDENT
Ruth V Malatak, VP

STATE OF TENNESSEE
COUNTY OF

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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 SUMNER

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared RUTH MALATAK

XXX ______________________ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Vice President

XXX ______________________ XXXXXXXX of the PHILLIPS BUILDERS, INC.

the within named bargainor, aXX corporation, and that she as such Vice President

XXX ______________________ 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 XXXXXXXXXXXXXXXXXXXXXXXXXX ______________________

XXXXX ______________________.

Witness my hand and official seal at office at Goodlettsville, TN on this the 28th day of April 19 94 .

My commission expires July 26, 1997

JTh

Notary Public

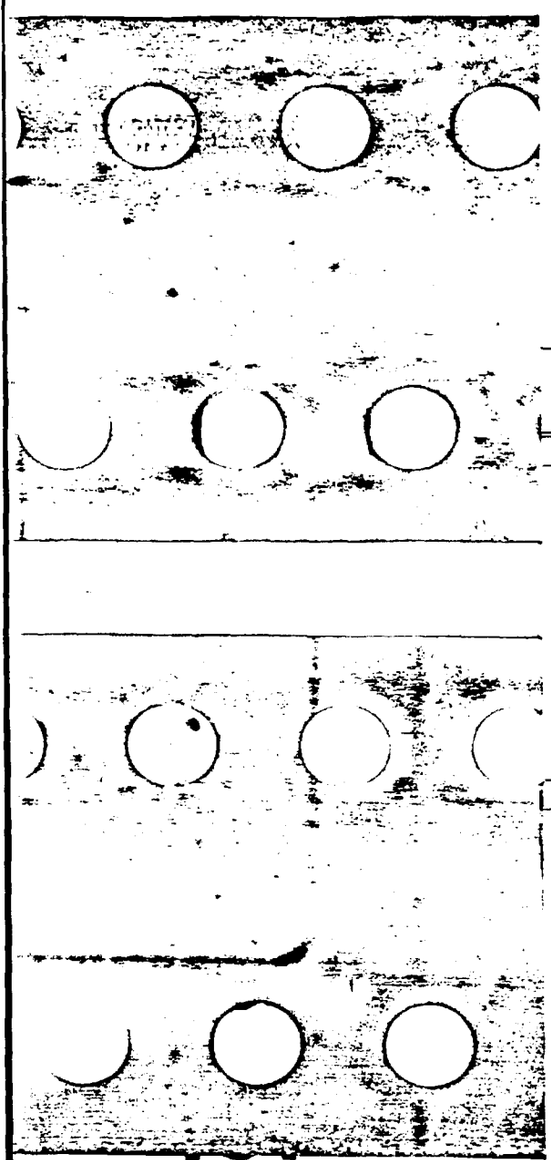
JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
210487.0(
CON TX 778.85
PRFEE 1.00
WDEED 8.00
TOTAL 787.85
CHECK 787.85

05/02/94 01 10:43 0001 0435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44883

IDENTIFICATION REFERENCE

94 MAY -2 AM 10:44

FELIX Z. WILSON REGISTER
DAVIDSON CO. TENN.

No. 785530