33A

BOOK 9367 PAGE 22

STATE OF TENNESSEE 2097-A
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,319.88

Affiant Melvin T. Randolph

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 19 94

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 3/25/95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin T. Randolph	Temple-Inland Mortgage	136-140-007.CO
(NAME)	(NAME)	
536 Castlegate Drive	P. O. Box 40	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37217	Austin, TX 78767	
(CITY) (STATE) (P.O. 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, Charles A. Phipps and Rhonda K. Phipps, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melvin T. Randolph and Janet C. Randolph, married

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:

See Attached

1604 06/03 0101 03CHECK 373.01

57087
IDENTIF. & REFERENCE

91 JUN -3 AM 9:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 536 Castlegate Drive, Nashville, Tennessee 37217

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 their hand s this 2nd day of June, 19 94.

Charles A. Phipps

Rhonda K. Phipps

Rhonda K. Phipps

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Charles A. Phipps and Rhonda K. Phipps, married the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 19 94.

My commission expires 3/25/95

Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE TENNESSEE

ATTACHMENT

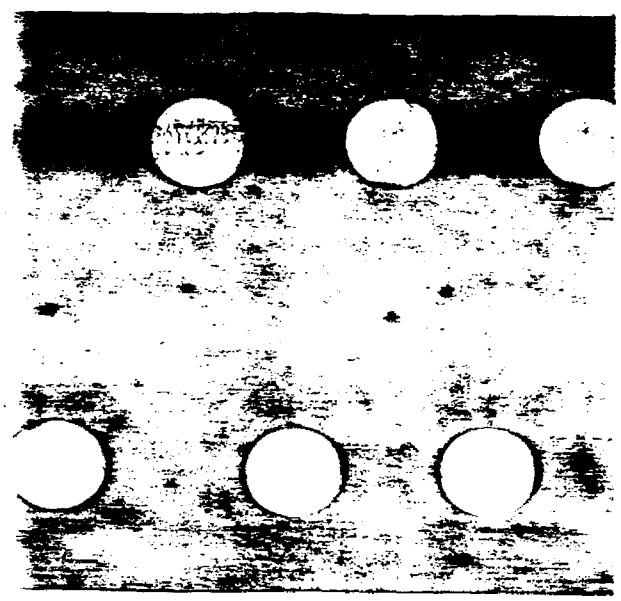
Land in Davidson County, Tennessee, being Lot No. 10 on the Plat of Castlegate, Section I, of record in Book 4460, page 115, Register's Office for said County.

Said Lot No. 10 fronts 86.23 feet on the easterly margin of Castlegate Drive and extends back 160.86 feet on the northerly line and 150.69 feet on the southerly line, to a line on the rear on which it measures 103.78 feet.

BEING the same property conveyed to Charles A. Phipps and Rhonda K. Phipps, married by deed from Dr. A. Lee Henderson and wife, Bobbye J. Henderson, filed of record in Book 8668, page 29, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 9099, page 735, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantors herewith.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

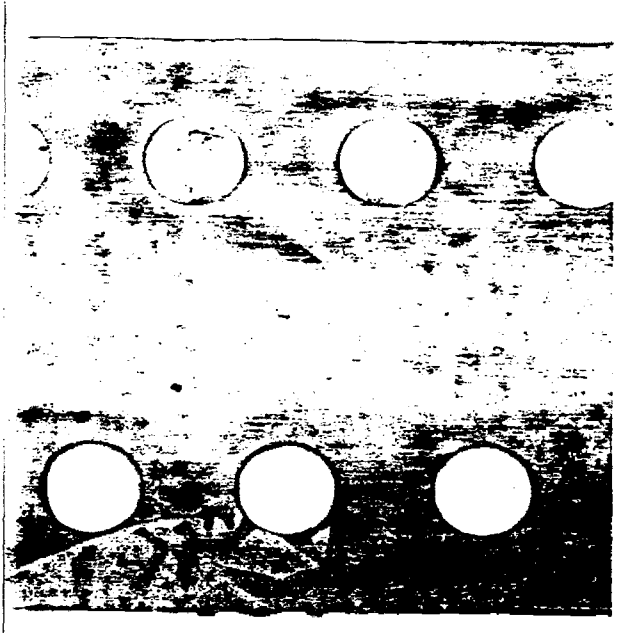
RECEIVED OF _____

FOR _____

BOOK 9367 PAGE 25

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	97319.88
CON TX	360.01
PRFEE	1.00
WDEED	12.00
TOTAL	373.01
CHECK	373.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06703/94 01 09:58 0001 1604

57087
IDENTIF. ↑ REFERENCE

94 JUN -3 AM 9:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 798578