File in Box 19 B

94-6-26

BOOK 9378 PAGE 43

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,445.00

Gary W. Manookian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 94

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY W. MANOOKIAN (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 171-08-B
605 Brelan Court (ADDRESS)	P. O. Box 2926 (ADDRESS)	PARCEL 025CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	FB # 06DU-83452

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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY W. MANOOKIAN AND WIFE, VICKIE S. MANOOKIAN

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. 13, on the Plan of Brelan Park at Saddlewood, Section Two, a Planned Unit Development, of record in Plat Book 7900, Page 615, Register's Office for said 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 Meadow Group, of record in Book 9142, Page 233, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8891, Page 850, 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 Grantee(s) herein.

60894

94 JUN 14 PM 12:13

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] REFERENCE

unimproved ( )
This is improved (X) property, known as 605 Brelan Court, 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 13th day of June 19 94

PHILLIPS BUILDERS, INC.
By:
Ruth Malatak, Vice President

Ruth Malatak, VP

STATE OF TENNESSEE
COUNTY OF

BOOK 9378 PAGE 44

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 BUILDERS, 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 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, TN on this the 13th day of June 19 94.

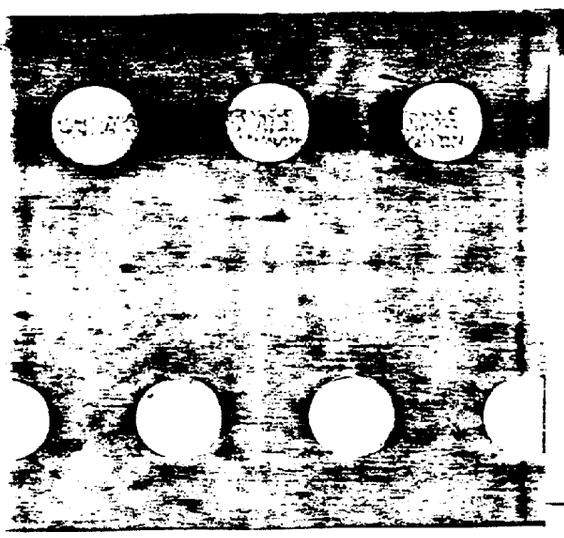
My commission expires 9/16/95

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

3913 06/14 0101 03CHECK 820.95

DCTN01W



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

RECEIVED OF _____

FOR _____

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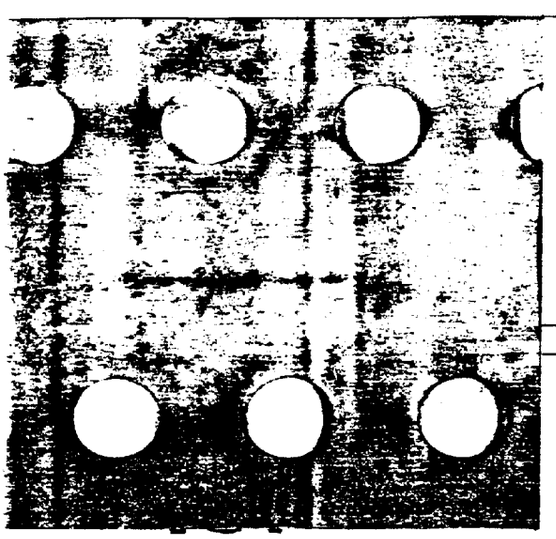
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 219445.00
CON TX 811.95
PRFEE 1.00
MDEED 8.00
TOTAL 820.95
CHECK 820.95

06/14/94 01 12:14 0001 5918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



60894
IDENTIFICATION REFERENCE

94 JUN 14 PM 12:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 802664