BOOK 9381 PAGE 560

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $94,900.00.

J. B. Clark
Affiant

Sworn to and subscribed before me on this the 15th day of June, 1994.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: May 24, 1995

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
J. B. CLARK and wife,
FRANCES A. CLARK
4053 Farmingham Woods Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 87-5A/128CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, PHILLIPS BUILDERS, INC., hereafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto J. B. CLARK and wife, FRANCES A. CLARK, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 156, on the Plan of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, page 554, Register's Office for Davidson County, Tennessee, 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 Thelma R. Zanetis of record in Book 8113, page 918, Register's Office for Davidson County, Tennessee.

This is improved property known as 4053 Farmingham Woods Drive, Hermitage, Tennessee, 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1994 taxes which are being prorated at the time of closing and assumed by the Grantees.

2) Plan of record in Book 7900, page 554, Register's Office for Davidson County, Tennessee.

3) Restrictive covenants of record in Book 8238, page 176, and as amended in Book 8351, page 533, Book 8423, page 784, Book 8424, page 426, Book 8447, page 635, Book 8702, page 528, Book 9006, page 409, and Book 9006, page 414, said Register's Office.

And GRANTORS 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.

IN WITNESS WHEREOF, the Grantors has caused it's name to be signed hereto by it's duly authorized officer this the 15th day of June, 1994.

PHILLIPS BUILDERS, INC.

BY: Jackie Alexander, Sr. V.P.

7329 06/17 0101 03CHECK 360.13

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared Jackie Alexander with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/herself to be Senior Vice President or other officer authorized to execute the instrument of the Phillips Builders Inc., the within named bargainor, a corporation, and that she, as such Senior Vice President executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself/herself as Senior Vice President.

WITNESS my hand and official seal at Nashville Tennessee, this the 15th day of June, 1994.

Charles P. Cox

NOTARY PUBLIC

My commission expires: May 28, 1995

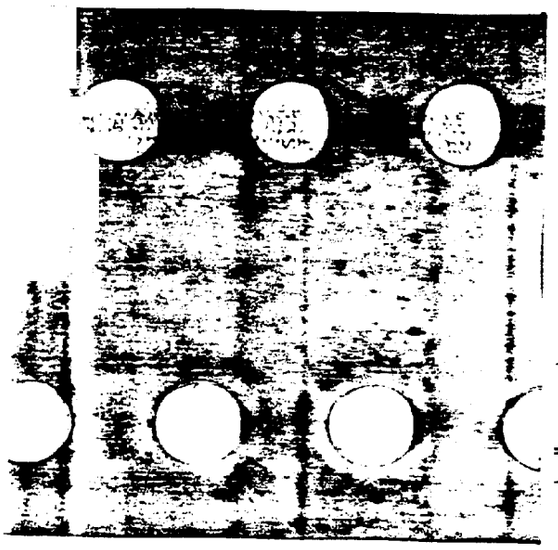
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CHARLES P. COX

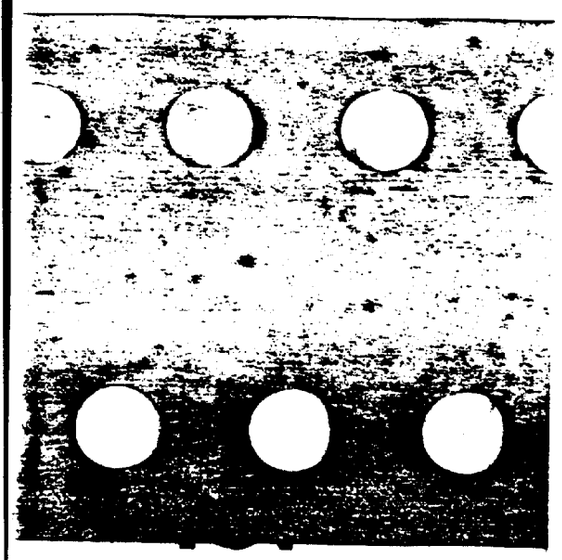
94 JUN 17 PM 12:41

FELIX A. [illegible] REGISTER DAVIDSON COUNTY, TN.

62199

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9381 PAGE 562

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 94900.00
CON TX 351.13
PRFEE 1.00
WDEED 8.00
TOTAL 360.13
CHECK 360.13

06/17/94 01 12:42 0001 7329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62199
IDENTIF. ↑ REFERENCE

94 JUN 17 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 804062