THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
FIRST AMERICAN CENTER
NASHVILLE, TN 37201

BOOK 7394 PAGE 488

BOX 35 FILE NO: 00274122

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Powell Sr. and Kathy Powell (NAME)	SAME (NAME)	Map 150-3
3520 Thorne Hill Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 419
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------(10.00)---------- Dollars.

Cash in hand paid by John T. Powell Sr. and wife, Kathy Powell and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Phillips Builders Inc, a Tennessee corporation

have this day bargained and sold, and do hereby transfer and convey unto the said John T. Powell Sr. and wife, Kathy Powell

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 465 on the Plan of Section Ten, "The Country", of record in Plat Book 6900, page 394, Register's Office for said County, to which plan reference is made for a more complete legal description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation, by Installment Deed of record in Book 4684, page 351, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. and Philhall Corporation now known as Phillips Builders, Inc. by instrument of record in Book 7298, page 203, in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,295.00

Subscribed and sworn to before me this the 30th day of June 19 94

My commission expires: 11-10-97 (Affix Seal)

Affiant: John T. Powell Sr.

Notary Public

unimproved ( )
This is improved (X) property, known as 3520 Thorne Hill Dr. Antioch, TN 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 30th day of June 19 94, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phillips Builders Inc.
BY: Ruth Malatak, VP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor S _____, *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* ___.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, *a Notary Public of the State and County aforesaid, personally appeared* Ruth Malatak *(with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* herself *to be* Vice President *of the* Phillips Builders, Inc., *the within named bargainor, a corporation, and that* she *as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* herself *as* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 30 *day of* June, *19* 94.

Commission expires 11-10-97

Linda V. Jones
Notary Public

66767

94 JUL -1 AM 9:40

FELIX A. ESTES, REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

WARRANTY DEED

FROM

TO

491.09 RECORDING FEE 20.00

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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 130295.00	
			CON TX 482.09	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 491.09	
			CHECK 491.09	
07/01/94	01		09:41 0001 2338	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66767

IDENTIFICATION REFERENCE

94 JUL -1 AM 9:40

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

No. 808998