2DA

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 127,260.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES July 27, 1996
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn S. Aubrey (NAME)	Community Mortgage Corporation (NAME)	150-12A
1205 Quaise Moor East (ADDRESS)	6389 Quail Hollow (ADDRESS)	142CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	2DX09166

FOR AND 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 Carolyn S. Aubrey

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. 634 on the Plan of Somerset, Phase V-C, of record in Book 7900, page 592, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randall Phillips Builders by deed from Philhall Corp of record in Book 5508, page 923, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 7619, page 647, Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, and By Laws in Book 7619, page 679, said Register's Office.

This conveyance is subject to any and all existing easements of record.

67337

IDENTIF. & REFERENCE

94 JUL -5 AM 8:16

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

This is improved (X) property, known as 1205 Quaise Moor East, Antioch, TN 37013
unimproved ( )
(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 30th day of June, 19 94

Phillips Builders, Inc.
By:
Ruth Malatak, Vice-President

Ruth Malatak, VP

STATE OF TENNESSEE
COUNTY OF

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 his oath(s) acknowledged himself to be the Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that he as such Vice-President and _____ being authorized so to do, executed 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 this the 30th day of June 19 94 .

My commission expires July 27, 1996 _____
Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

2930 07/05 0101 03CHECK 479.86

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

RECEIVED OF _____

FOR _____

BOOK 9396 PAGE 543

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	127260.00
			CON TX	7470.86
			ERR	CO
			CON TX	7470.86-
			CON TX	470.86
			PRFEE	1.00
			MDEED	8.00
			TOTAL	479.86
			CHECK	479.86
07/05/94	01	08:17	0001	2930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67337
IDENTIF. # REFERENCE

94 JUL -5 AM 8:16

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

No. 809585