BOOK 9404 PAGE 324 File Box 43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-20-97
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edward C. Stevenson (NAME)	Third National Bank in Nashville (NAME)	50-3-B-152.00
1409 Cranapple Cove (ADDRESS)	201 4th Avenue North-7th Floor (ADDRESS)	12D88093
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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 Edward C. Stevenson and wife, Linda F. Stevenson

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. 74 on the Plan of Mulberry Downs, Phase 1C, of record in Book 7900, Page(s) 442, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from George T. Hicks and wife, Sallie R. Hicks, of record in Book 7770, Page 859 and Book 7855, Page 630, Register's Office for Davidson County, Tennessee.

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

69953
IDENTIF. ↑ REFERENCE

94 JUL 11 PM 3:06
FELIX Z. DUL[illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1409 Cranapple Cove, Nashville, TN 37207
(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

9404

BOOK 9404 PAGE 325

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~~ her oath(s) acknowledged ~~himself~~ herself to be the _____Vice-President_____

and _____ respectively of the _____Phillips Builders, Inc._____

the within named bargainor, and 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 _____Nashville, TN_____ on this the _____30th_____

day of _____June_____ 19_94_ .

My commission expires _____12-20-96_____ _____
Notary Public

JILL L. POLLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5741 07/11 0101 03CHECK 446.00

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





RECEIVED OF _____

FOR _____

BOOK 9404 PAGE 326

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
				110000.00
				CON TX 407.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 416.00
				CHECK 416.00
07/11/94	01			15:06 0001 5741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69953
IDENTIF. ← REFERENCE

94 JUL 11 PM 3:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812360