14A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,245.00

Gail A. Arpaio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES R. CRAIG, JR. (NAME)	FIRST BANK & TRUST (NAME)	MAP 87-5-A-135
4062 Farmingham Woods Drive (ADDRESS)	1691 North Mt. Juliet Road (ADDRESS)	F.B. NO. 4D-07200
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

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 CHARLES R. CRAIG, JR. AND WIFE, SHERRI A. CRAIG

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. 163 on the Plan of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, Page 554, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING 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.

REC'D 95-04-9101 03CHECK 394.54

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Farmingham Woods, 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; 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.

94 AUG -4 PM 3:33

REGISTER DAVIDSON COUNTY, TN

78383

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 4062 FARMINGHAM WOODS DRIVE, HERMITAGE, TN 37076
(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 29th day of July 19 94

PHILLIPS BUILDERS, INC.
By: Clifton Hall

CLIFTON HALL, Sr. Vice-President

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 _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the PHILLIPS BUILDERS, INC. the within named bargainor, a corporation, and that he as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

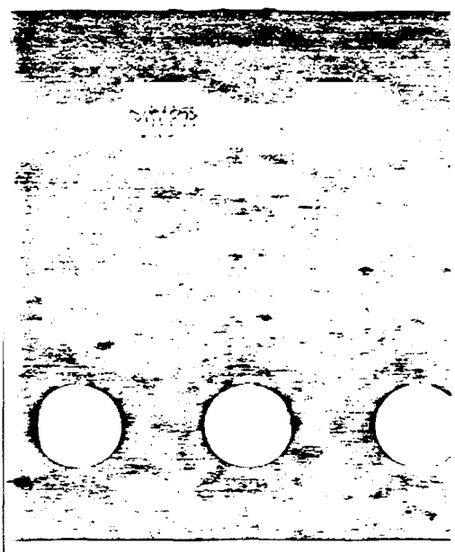
Witness my hand and official seal at office at NASHVILLE, TN on this the 29TH day of July 19 94 .

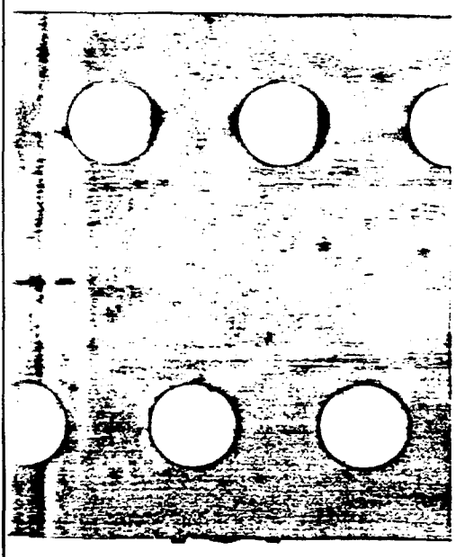
My commission expires 7/25/98

_____
Notary Public

TASHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

DCTN01W





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9429 PAGE 27

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
104245.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

BANK	385.54
PRFEE	1.00
MDEED	8.00
TOTAL	394.54
CHECK	394.54

08/04/94 01 15:33 0001 4823

78383
IDENTIF. # REFERENCE

94 AUG -4 PM 3:33
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 821333