File Box 38

38

First Title & Escrow Co., Inc. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9433 PAGE 349

12736

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTER J. RILEY	GUARANTY TRUST COMPANY	Map 50-3-B
(NAME)	(NAME)	
315 University	P.O. Box 1218	Parcel 160
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Des Moines, Iowa 50314	Murfreesboro, Tennessee 37133	F. B. 12D 88101
(CITY) (STATE) (P. O. ZIP)	(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, PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER J. RILEY and wife, CAROLYN L. RILEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 66 on the Plan of Mulberry Downs Phase 1C, as of record in Plat Book 7900, page 442, Register's Office for said County, to which plan reference is made for a more complete 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 in Book 7855, page 630, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 8053, page 316; (3) Easements of record in Book 1939, page 629, and in Book 6081, page 368; (4) Dedication of common area of record in Book 8175, page 137; (5) Charter of record in Book 8164, page 37; and (6) All matters appearing on the Plan of record in Plat Book 7900, page 442, said Register's Office.

6586 08/10 0101 03CHECK 453.00

79978
IDENTIF. ↑ REFERENCE

94 AUG 10 AM 10:51
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 1410 Cranapple Cove, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of August, 19 94

PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION
By:
RUTH MALATAK, VICE PRESIDENT
Ruth Malatak, VP

STATE OF TENNESSEE
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH MALATAK

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of PHILLIPS BUILDERS, INC. the maker or a constituent of the maker and is authorized by the maker or he/she/it constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 8th day of August 19 94

My commission expires 1-22-95 Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 94

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

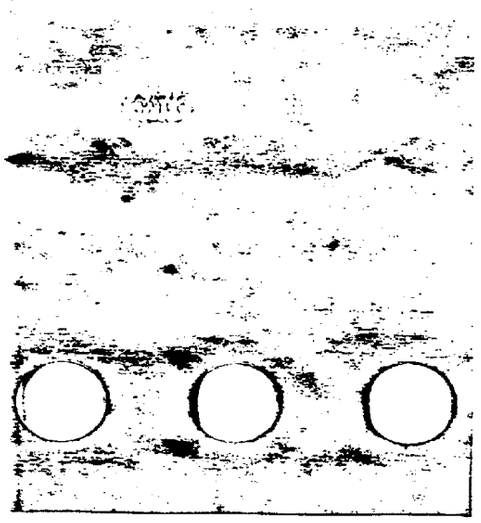
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

FROM PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION

TO WALTER J. RILEY and wife, CAROLYN L. RILEY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

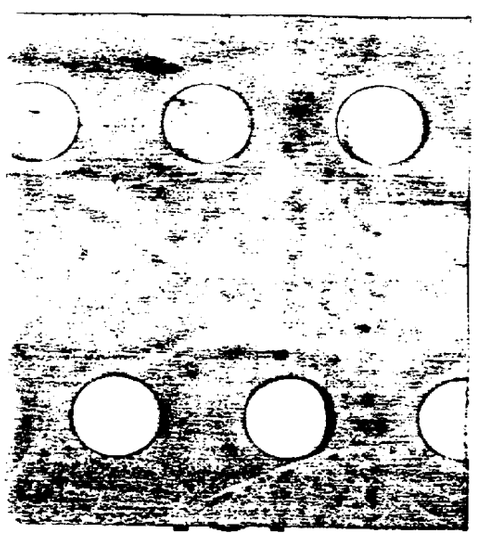
RECEIVED OF _____

FOR _____

BOOK 9433 PAGE 351

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 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/10/94 01 10:51 0001 6586

79978
IDENTIF. ↑ REFERENCE

94 AUG 10 AM 10:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 823065