WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $83,900.00.

Vernita A. Hood
Affiant

Sworn to and subscribed before me on this the 26th day of August, 1994.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: May 28, 1995

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
VERNITA A. HOOD
1030 Mulberry Way
Nashville, TN 37207

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 50-03-16

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, PHILLIPS BUILDERS, INC., hereinafter called the GRANTOR, has bargained and sold and by these presents, does transfer and convey unto VERNITA A. HOOD, a married person, hereinafter called GRANTEE, their her and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Mulberry Downs, Phase 1, as of record in Plat Book 7900, page 86 (sheet 3 of 5), 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 deeds 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 is improved property known as 1030 Mulberry Way, Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1994 taxes which are being prorated at time of closing and assumed by the Grantees.

2) Plan of record in Plat Book 7900, page 86, Register's Office for Davidson County, Tennessee.

3) Restrictions of record in Book 8053, page 316, Register's Office for Davidson County, Tennessee.

And GRANTOR does further covenant and bind itself, its successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 26th day of August, 1994, 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

DATE: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, undersigned, 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 himself/herself to be Vice President or other officer authorized to execute the instrument of PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that She _____, as such Vice President executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself/herself as _____ Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of August, 1994.

Charles P. Cro
NOTARY PUBLIC

My commission expires: May 28, 1995

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE CHARLES P. CROW

85427
IDENTIF. & REFERENCE

91 AUG 29 AM 9:32
FEE REGISTER
DAVIDSON COUNTY, TN.

3535 10/29 3401 33C:ECK 329.43





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

RECEIVED OF _____

FOR _____

BOOK 9448 PAGE 280

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 83900.00
CON TX 310.43
PRFEE 1.00
WDEED 8.00
~~TOTAL 319.43~~
~~CHECK 319.43~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/29/94 01 09:31 0001 2536

85427
IDENTIF. & REFERENCE

94 AUG 29 AM 9:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 828935