BOOK 9478 PG 608 Box 58

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 19 94

Notary Public

MY COMMISSION EXPIRES: 3/31/96
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary R. Shaffer (NAME) | First American National Bank (NAME) | MAP 15-12-B |
| 3820 Park Royal Lane (ADDRESS) | P. O. Box 305048 (ADDRESS) | PARCEL 17 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Nashville, TN 37230-5048 (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., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary R. Shaffer and wife, Deborah J. Shaffer

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. 17 on the Plan of Section One, Kensal Green, of record in Book 7900, page 593, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5508, page 923, Register's Office for Davidson County, Tennessee. The Randall Phillips Builders, Inc., now known as Phillips Builders, Inc. by Articles of Merger of record in Book 7298, page 203, Register's Office for said County.

The above legal description was obtained from the plan of record.

This conveyance is subject to 1995 and subsequent years taxes assumed by the Grantees the day of closing; all matters on the plan of record in Book 7900, page 593; restrictive covenants and by-laws of record in Book 7619, page 647, Book 7619, page 679, Book 7657, page 583, Book 7675, page 923, Book 8708, page 630, and Book 9065, page 744; any easements located on the premises; and the assessment of homeowners association dues, if any.

95231

IDENTIF. ↑ REFERENCE

94 SEP 29 PM 3:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3116 09/29 0101 03CHECK 638.00

This is improved ( ) unimproved ( ) property, known as 3820 Park Royal Lane, Antioch, TN 37013
(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 28th day of September, 19 94

Phillips Builders, Inc., a Tennessee corporation
By: Ruth Malatiak, VP
Ruth Malatiak, Vice President

BOOK 9478 PG 609

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

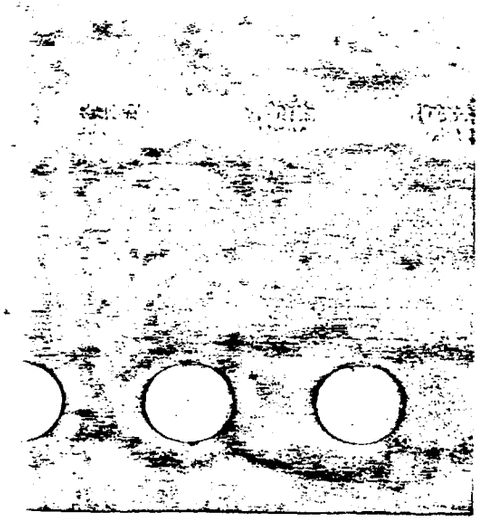
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatiak and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that he as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Malatiak as such Vice President, and attesting the same by the said _____ as such _____.

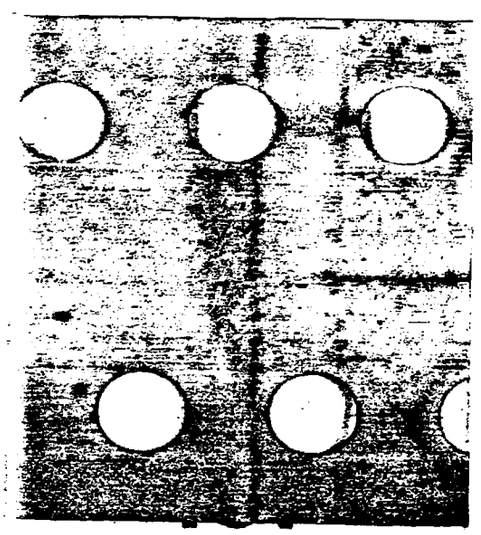
Witness my hand and official seal at office at Nashville, TN on this the 8th day of September 19 94 .

My commission expires 3/23/96

Ann B. Waddell
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 9478 PG 610

| | | |
|---|---|---|
| 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 170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
TOTAL 638.00
CHECK 638.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 0001 3116

95231
IDENTIF. ↑ REFERENCE

94 SEP 29 PM 3:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839374