95755

IDENTIF. ↑ REFERENCE

BOOK 9480 PG 390

This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198645
Nashville, Tennessee 37219-8645

94 SEP 30 PM 3:23

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Phillips Builders, Inc. 2910 Kraft Drive Nashville, TN 37204	Same	Map 171-12-A Parcels 1, 2, 3,4 and 5

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, C. Wayne Meadows and Edward R. Phillips, as tenants-in-common, (hereinafter referred to as the "Grantors"), do hereby transfer and convey unto Phillips Builders, Inc., (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

> Land lying in the 32nd Councilmanic District of Davidson County, Tennessee being Lot Nos. 1, 2, 3, 4 and 5 on the Plat of Section One of the Addition to Brelan Park at Saddlewood of record in Book 7900, page 788 Registers' Office for Davidson County, Tennessee.
>
> Being a portion of the property conveyed to C. Wayne Meadows and Edward R. Phillips, as tenants-in-common, by deed from Buford E. Anthony and wife, Thelma Patricia Anthony of record in Book 9324 page 398, said Register's Office.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantors covenants that they are lawfully seized and possessed of the real estate in fee simple, have good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; (3) Declaration of Restrictive Covenants for Brelan Park at Saddlewood of record in Book 8891, page 850 and the Bylaws recorded therewith of record in Book 8891, page 869 said Register's Office, as amended by that certain Amended and Restated First Supplementary Declaration of Restrictive Covenants for Brelan Park at Saddlewood recorded in Book 9480 Page 387, said Register's Office; (4) Codes Administration Agreement of record in Book 6012, Page 981, said Register's Office; and (5) all visible easements and encroachments. Grantors further covenant and binds themselves, their heirs,

successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantors have set their hands, this 29th day of September, 1994.

C. Wayne Meadows

Edward R. Phillips

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Herbert Marshall Greene, a Notary Public in and for the County and State aforesaid, personally appeared C. Wayne Meadows and Edward R. Phillips with whom I am personally acquainted, the within named bargainors, and that they acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of September, 1994.

Notary Public

My commission expires:
8/31/96

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is One Hundred Ninety Seven Thousand Five Hundred Dollars ($197,500.00) and no other monetary consideration.

AFFIANT

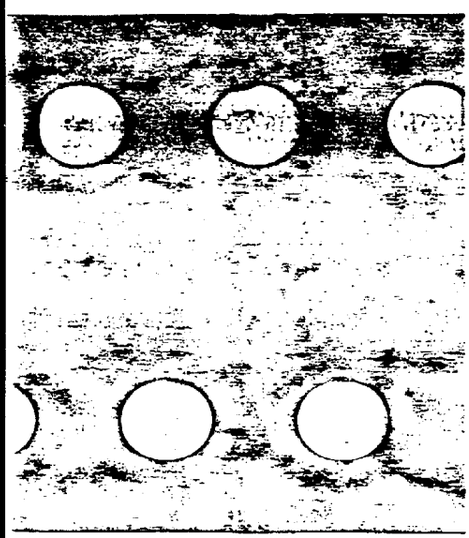
Sworn to and subscribed before me
this 29th day of September, 1994.

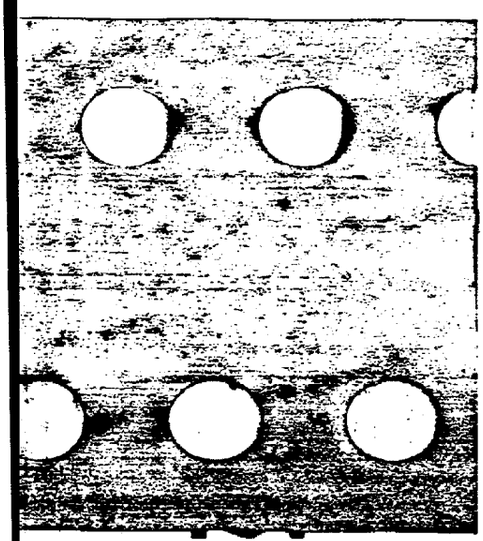
NOTARY PUBLIC

My commission expires:
7-31-96

c:\meadows\9-29-94\warranty

3660 09/30 0101 03CHECK 743.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9480 PG 393

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	197500.00
			CON TX	730.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	743.75
			CHECK	743.75
09/30/94	01		15:21 0001	3660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95755
IDENTIF. # REFERENCE

94 SEP 30 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839915