BOOK 9503PG362

43

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Curry C. Corder (NAME) | Leader Federal Bank for Savings (NAME) | 150-12-B-23C0 |
| 3817 Park Royal Lane (ADDRESS) | 158 Madison Avenue (ADDRESS) | 02DX09161 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Memphis, TN 38103 (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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curry C. Corder and wife, Brenda J. Corder

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. 23 on the Plan of Section One, Kensal Green, of record in Book 7900, Page(s) 593, Register's Office for said County, reference to which 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, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

03356 IDENTIF. & REFERENCE

94 OCT 27 AM 10:42 REGISTER DAVIDSON CO. TN.

1988 10/27 0101 03CHECK 689.80

This is improved ( X ) property, known as 3817 Park Royal Lane, Antioch, TN 37013 unimproved ( )
(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 24th day of October 19 94

Phillips Builders, Inc.
By:
Ruth Malatak, Vice-President
Ruth Malatak, V.P.

STATE OF TENNESSEE
COUNTY OF

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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

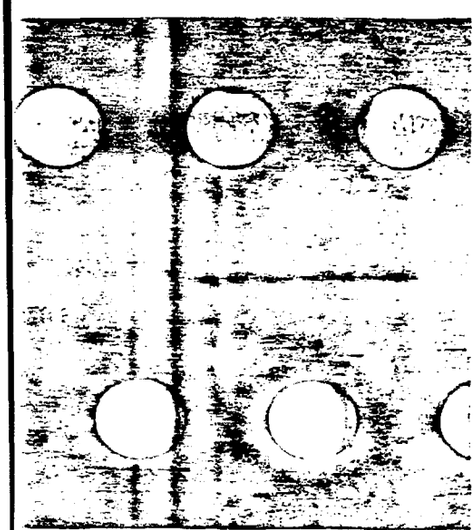
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and _____ with whom I am personally acquainted and who upon ~~XXX~~ her oath(s) acknowledged ~~XXX~~self to be the Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that she 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 Malatak as such Vice-President, and attesting the same by the said _____ as such _____.

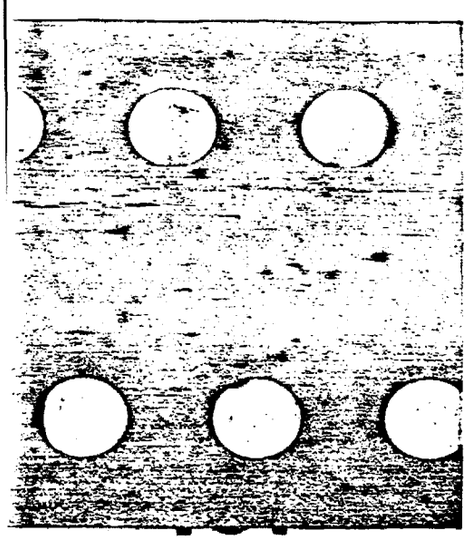
Witness my hand and official seal at office at Nashville, TN on this the 24th day of October 19 94.

My commission expires January 24, 1998

Patricia D Cavitt
Notary Public

PATRICIA D. CAVITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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
184000.00
CON TX 680.80
PRFEE 1.00
WDEED 8.00
TOTAL 689.80
CHECK 689.80

10/27/94 01 10:42 0001 1988

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03356
IDENTIF. # REFERENCE

94 OCT 27 AM 10:43

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 848131