book 9548 pg 97

THIS INSTRUMENT WAS PREPARED BY
Dyer, James & Taylor
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 253,990.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF December 19 94
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clemmie L. Calvert (NAME)	Leader Federal Bank For Savings (NAME)	171-8-B-27CO
604 Brelan Court (ADDRESS)	158 Madison Avenue (ADDRESS)	
Brentwood, Tennessee 37027 (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 Clemmie L. Calvert and wife, Louise Calvert

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 lying in the 32nd Councilmanic District of Davidson County, Tennessee, being Lot No. 15 on the Plat of Section Two, Brelan Park at Saddlewood of record in Book 7900, Page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed of record in Book 9270, Page 723, said Register's Office.

17913
IDENTIF. ↑ REFERENCE

94 DEC 16 PM 1:35
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 604 Brelan Court, Brentwood, Tennessee 37027
(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 15th day of December 19 94

Phillips Builders, Inc.
By: [signature]

BOOK 9548 PG 98

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 Malatak and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself 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, Tennessee on this the 5th day of December 19 94.

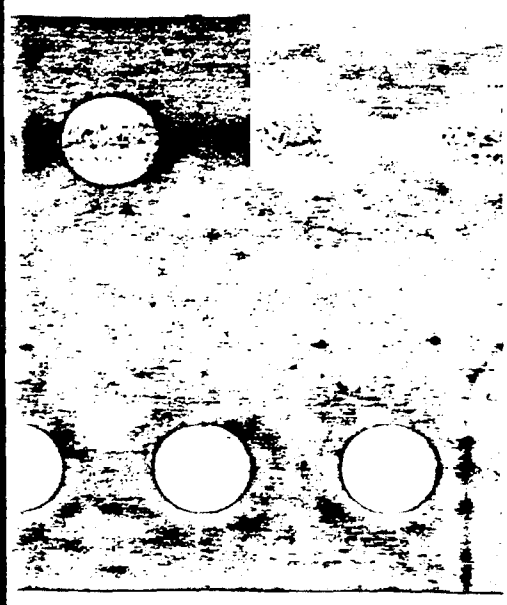
My commission expires 5-24-97

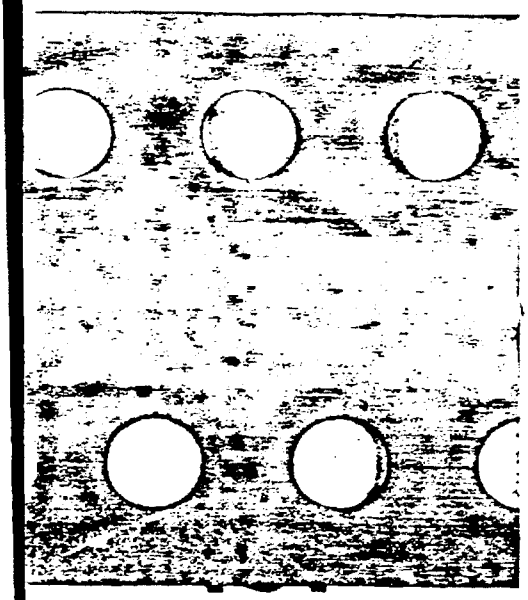
Rebecca J. Garland
Notary Public

REBECCA J. GARLAND NOTARY PUBLIC AT LARGE STATE OF TENN.

3860 12/16 0101 03CHECK

948.80





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9548 PG 99

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
253990.00
CON TX 939.80
PRFEE 1.00
WDEED 8.00
TOTAL 948.80
CHECK 948.80
12/16/94 01 13:36 0001 3860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17913
IDENTIF. ↑ REFERENCE

94 DEC 16 PM 1:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863809