49

BOOK 9623 PG 119

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,240.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF March AT 95

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Expires NOV. 15, 1995

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN DEWAYNE RHUDY	UNION PLANTERS BANK OF MIDDLE TN.	MAP 150-12-0-A
(NAME)	(NAME)	
3561 Seasons Drive	P. O. Box 2508	PARCEL 115CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219-9889	FB #02DX-02479
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 JOHN DEWAYNE RHUDY, UNMARRIED

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. 757, on the Final P.U.D. Plan of Phase V-D, Somerset, a Planned Unit Development, as of record in Plat Book 7900, Page 670, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Quitclaim Deed from Philhall Corp., of record in Book 5508, Page 923, and rerecorded in Book 7411, Page 171, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, Page 203, said Register's Office, dated June 30, 1987.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7619, Page 647, as amended in Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Bok 8708, Page 630, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, and made applicable to Somerset, Phase V-D, in Book 9245, Page 332, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3561 Seasons Drive, 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 17th day of March 19 95

PHILLIPS BUILDERS, INC.
By: Ruth Malatak, VP
Ruth Malatak, Vice President

BOOK 9623 PG 120

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 her oath(s) acknowledged herself to be the Vice President and _____ respectively of the PHILLIPS BUILDERS, INC. the within named bargainor, a 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 Brentwood, TN on this the 17th day of March 19 95.

My commission expires MY COMMISSION EXPIRES NOV. 13, 1996

_____
Notary Public

1,3606

IDENTIFICATION REFERENCE

95 MAR 20 PM 2:14

REGISTER
DAVIDSON CO., TN.

95 MAR 20 PM 2:14

Page 2 of 2

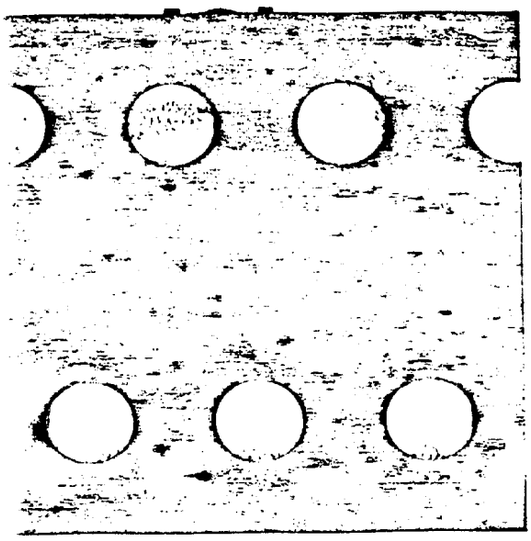
505.54

DCTN01W

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

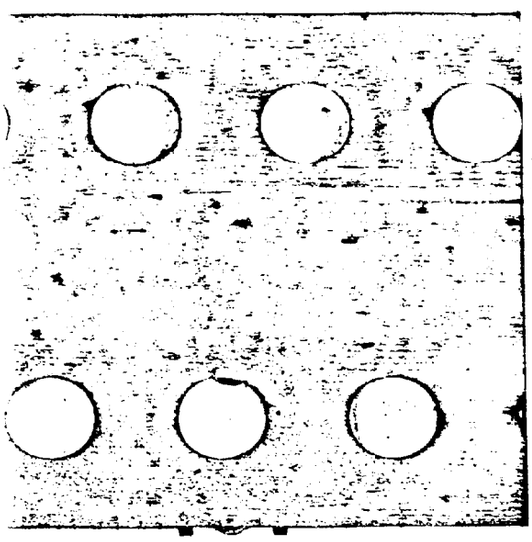
FOR _____

BOOK 9623 PG 121

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	
				134240.00
			DDN TX	496.54
			PRFEE	1.00
			WDEED	9.00
			TOTAL	505.54
			CHECK	505.54
03/20/95		0L	14:45 0001	2110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



43606

IDENTIFICATION REFERENCE

95 MAR 20 PM 2:44

REGISTER
DAVIDSON COUNTY, TN.

No. 891687