BOOK 9831 PG 516

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $111,200.00.

Malinda A. Monroe
Affiant

Sworn to and subscribed before me on this the 29th day of March, 1995.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 5-28-95

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:

MALINDA A. MONROE and
THOMAS R. WARCHUS
1410 Riverside Road
Old Hickory, TN 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 064-15-0-A
025.00CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, PHILLIPS BUILDERS, INC. hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto MALINDA A. MONROE and THOMAS R. WARCHUS, as joint tenants with the right of survivorship, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 64, on the Plan of Revision One, Plantation Walk, Section One, as shown on plat of record in Plat Book 7900, page 697, as corrected in Book 9432, page 449, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Phillips Builders, Inc., by deed from R. L. Eatherly, Trustee, with full power to sell, transfer, mortgage and convey without joinder of beneficiary, of record in Book 9158, page 481, Register's Office for Davidson County, Tennessee.

This is improved property known as 616 Sweetwater Circle, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1995 taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Book 7900, page 697, Register's Office for Davidson County, Tennessee.

3) Restrictions of record in Book 9547, page 904, Register's Office for Davidson County, Tennessee.

And GRANTORS do further covenant and bind ourselves, our heirs, successors 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.

WITNESS our hands this the 29th day of March, 1995.

PHILLIPS BUILDERS, INC.:

BY: Ruth Malatak, VP

NAME: Ruth Malatak

TITLE: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared Ruth Malatak with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged ~~himself~~/herself to be Vice President or other officer authorized to execute the instrument of the Phillips Builders, Inc., , the within named bargainor, a corpporation, and that she , as such Vice President executed the foregoing instrument for the purposes contained, by signing the name of the corporation by ~~himself~~/herself as Vice President.

WITNESS my hand and official seal at Nashville Tennessee, this the ~~29th~~ 30th day of March, 1995.

Charles P. Cox

NOTARY PUBLIC

My commission expires: May 28, 1995

46810

IDENTIF. & REFERENCE

95 MAR 30 AM 10:22

REGISTER
DAVIDSON COUNTY, TN.

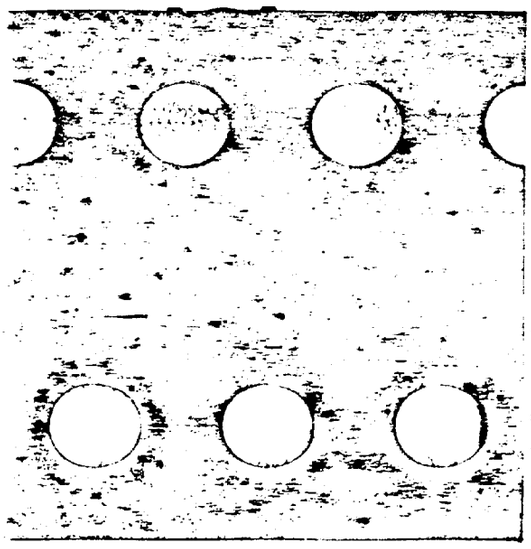
5659 03/30 0101 03CHECK 42

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9631 PG 513

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
111200.00
CON TX 411.44
PRFEE 1.00
WDEED 8.00
TOTAL 420.44
CHECK 420.44

03/30/95 01 10:23 0001 5659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



46810
IDENTIF. # REFERENCE

95 MAR 30 AM 10: 22

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 895201