WARRANTY DEED BOOK 9634 PG 739 BOX #19B

#95-3-48

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

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: MORTGAGEE:	MAP-PARCEL NUMBERS
NEIL L. HAMMACK	LEADER FEDERAL BANK FOR SAVINGS	MAP 141-15-0-D
(NAME)	(NAME)	
724 Vauxhall Drive	P. O. Box 2926	PARCEL 173co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38101-2926	FB #09D-82359
(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., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEIL L. HAMMACK AND WIFE, MARY KATHY HAMMACK

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. 173 on the Plan of "Sheffield" on the Harpeth, Phase III-D, a Planned Unit Development, as of record in Book 7900, Pages 710 and 712, Register's Office for Davidson County, Tennessee, 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., a Tennessee corporation, now known as Phillips Builders, Inc., by Deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips, of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee. Phillips Builders, Inc., is successor in interest by virtue of Articles of Merger of record in Book 7298, Page 203, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Sheffield on the Harpeth, of record in Book 6925, Page 900, and in Book 7145, Page 954, and amended in Book 8505, Page 598, and a supplemental of record in Book 8747, Page 97, and in Book 9313, Page 806, said Register's Office; By-Laws of record in Book 7145, Page 964, and amended in Book 8146, Page 463, said Register's Office; Charter of record in Book 6939, Page 983, 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 Grantees herein.

unimproved ( )
This is improved (X) property, known as 724 Vauxhall Drive, Nashville, TN 37221
(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 31st day of March 19 95

PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION
By:
RUTH MALATAK, VICE PRESIDENT

BOOK 9634 PG 740

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, ~~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 acknowledging the same to be the act and~~ ~~deed of the said~~ _____.

Witness my hand and official seal at office at Brentwood, TN on this the 31st day of March 19 95 .

My commission expires September 16, 1995

_____
Notary Public

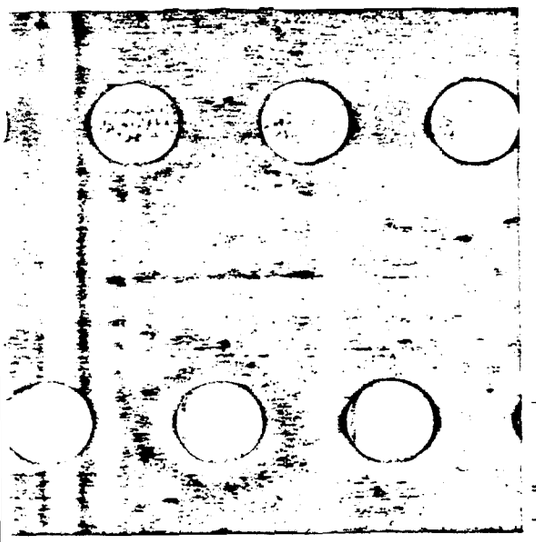
PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

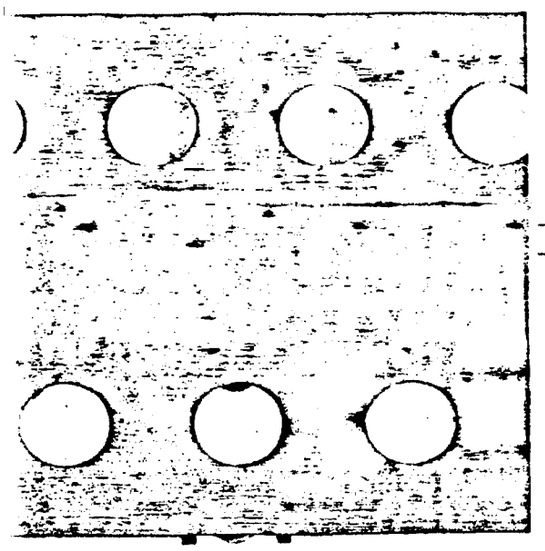
47007

95 APR -3 PM 12:43

3773 04/03 1201 03CHECK

820.23





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9634 PG 741

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
219250.00
CON TX 811.23
PRFEE 1.00
WDEED 8.00
TOTAL 820.23
CHECK 820.23

04/03/95 01 12:42 0001 5773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47807
IDENTIFICATION REFERENCE

95 APR -3 PM 12:43
REGISTER
DAVIDSON COUNTY, TN.

No. 896303