BOOK 9607 221

WARRANTY DEED

This instrument is being re-recorded for the purpose of correcting the signature name of the corporate officer for Phillips Builders, Inc,

RE-RECORD
BOOK 9643 PG 850

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,265.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

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
Joseph S. Ravenell (NAME)	Great Western Mortgage (NAME)	141-15-D-167C0
713 Vauxhall Drive (ADDRESS)	9451 Corbin Avenue (ADDRESS)	09D82353
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Northridge, CA 91324 (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 Joseph S. Ravenell and wife, Carolyn R. Ravenell

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. 167 on the Plan of Phase III-D, "Sheffield" on the Harpeth, of record in Book 7900, Page(s) 710 and 712, 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., 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 any and all existing restrictions and easements of record.

4-19-95 RECEIVED FOR RECORD AT 11:45 AM

731.45

This is improved (X) property, known as 713 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.
By: Clifton Hall
Ruth Malotaux, Vice-President
Clifton Hall

BOOK 9637 222

RE-RECORD

BOOK 9643 PG 851

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~~ Clifton Hall and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ to be the Vice-President and n/a respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that she as such Vice-President and n/a 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~~ Clifton Hall as such Vice-President, and attesting the same by the said n/a as such _____.

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

My commission expires 11/20/96

_____
Notary Public

IDENTIF. + REFERENCE

RE-RECORD
95 APR 12 PM 4:05
RECORDER
DAVIDSON COUNTY, TN.

50925

3.00