0065819

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 JUN -1 PM 1:20

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 36348
Dav. Co. File: Box 8

BOOK 9687 PG 451

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christan Stewart Leslie Anne Stewart 609 Sweetwater Circle Old Hickory, Tennessee 37138	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 64-15A-32

WARRANTY DEED

[Corporate]

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillips Builders, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christan Stewart and spouse, Leslie Anne Stewart,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 71 on the plan of Revision One Section One Plantation Walk R8 and R20, of record in Book 7900, page 697, Register's Office for said County.

SAID Lot No. 71 fronts 51.095 feet on the broken southwesterly margin of Sweetwater Circle and extends back 122.46 feet on the northwesterly line and 110.65 feet on the southeasterly line to a dead line in the rear, measuring 55.00 feet thereon.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation of record in Book 9158, page 481, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 9158, Page 719, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 609 Sweetwater Circle, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of May, 1995.

Phillips Builders, Inc.

By: Ruth Malatak, VP
Title:

State of Tennessee
County of Davidson

Before me, the undersigned, 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 and was identified as President (or other officer authorized to execute this instrument) of Phillips Builders, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 26th day of May, 1995.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah H Berrie
Notary Public

My Commission Expires:

My Commission Expires JULY 25, 1998

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 117200.00

Affiant

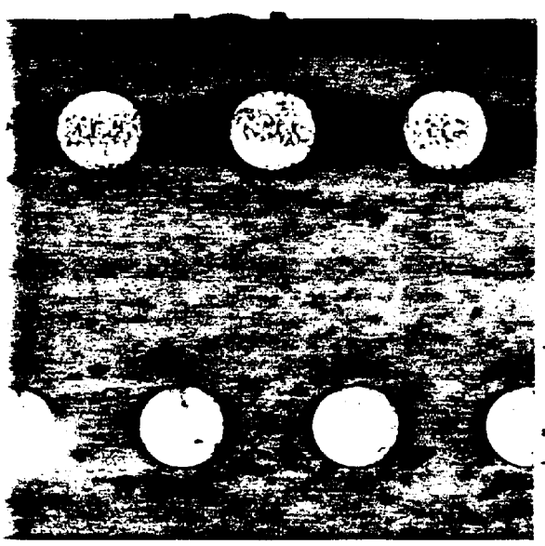
Sworn and subscribed before me on the 26th day of May, 1995.

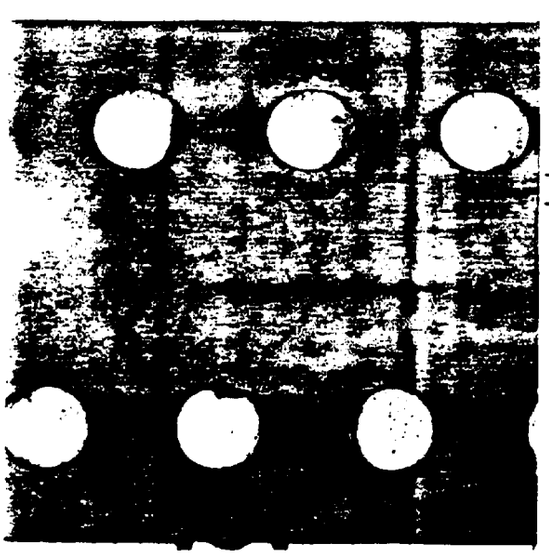
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires:

6578 06/01 0101 03CHECK 442.64





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

RECEIVED OF _____

FOR _____

BOOK 9687 PG 453

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	
				117200.00
			CON TX	433.64
			PRFEE	1.00
			MDEED	8.00
			TOTAL	442.64
			CHECK	442.64
06/01/95	01		13:23 0001	6578

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

006581 9
IDENTIF. ↑ REFERENCE

95 JUN -1 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915887