43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,545.00

Sharon L. Summers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 19 95

Kathleen M. Walsh
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov 22, 1997
(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
Sharon L. Summers (NAME)	Leader Federal Bank for Savings (NAME)	64-15-A-10.00
725 Sweetwater Circle (ADDRESS)	158 Madison Avenue (ADDRESS)	04D94431
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (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 Sharon L. Summers, 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. 10 on the Plan of Revision One, Section One, Plantation Walk, of record in Book 7900, Page 697, [illegible], 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 Phillips Builders, Inc. by deed from R. L. Eatherly, Trustee, of record in Book 9158, Page 481, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0065968
IDENTIF. ↑ REFERENCE

95 JUN -1 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 725 Sweetwater Circle, Old Hickory, TN 37138
(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 26th day of May 19 95

Phillips Builders, Inc.
By: Clifton Hall
Ruth Malhiak, Vice-President
Clifton Hall

BOOK 9688 PG 65

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

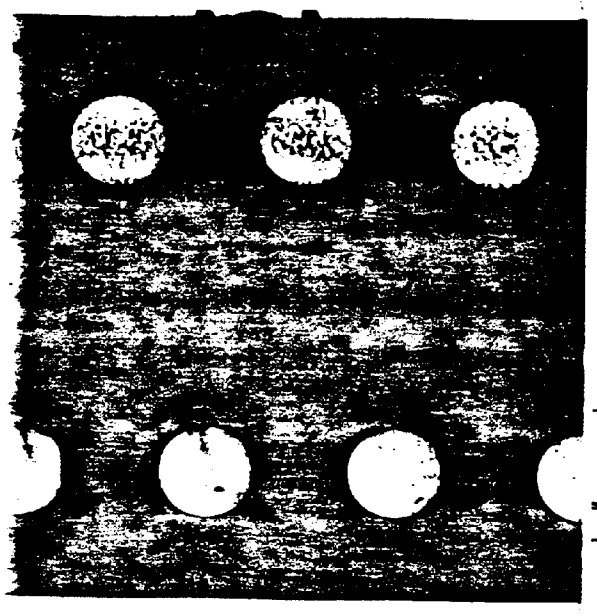
Witness my hand and official seal at office at Nashville, TN on this the 26th day of May 19 95.

My commission expires ~~My Commission Expires Nov. 22, 1997~~

Kathleen M. Walsh
Notary Public

KATHLEEN M. WALSH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

6732 06/01 0101 03CHECK 437.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

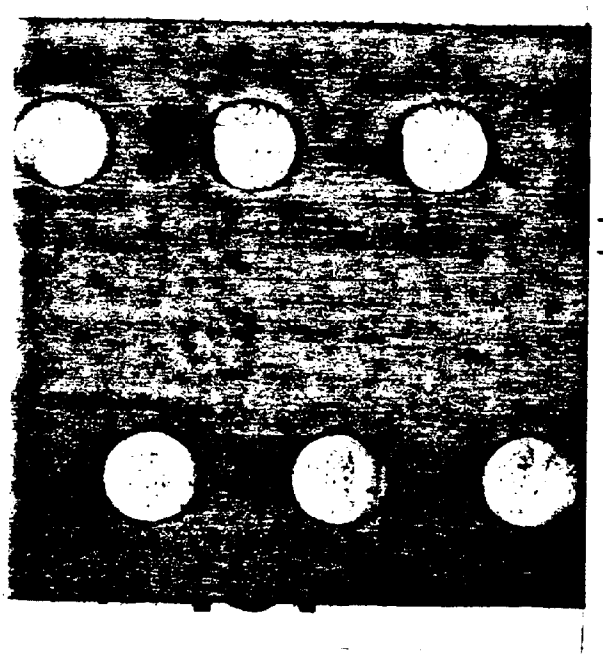
BOOK 9688 PG 66

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
115545.00
CON TX 428.35
PRFEE 1.00
MDEED 8.00
TOTAL 437.35
CHECK 437.35

06/01/95 01 16:00 0001 6732



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065968
IDENTIF. ↑ REFERENCE

95 JUN -1 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916040