2

BOOK 9709 PG 112

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 236,940.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF June 19 95

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: ~~My Commission Expires~~ September 28, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Ostler (NAME)	Third National Bank in Nashville (NAME)	171-12A-9.00
617 Bloomfield Way (ADDRESS)	201 Fourth Avenue North (ADDRESS)	6DU-83597
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (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 Jeffrey A. Ostler and wife, Mika E. Ostler

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 lying in the 32nd Councilmanic District of Davidson County, Tennessee being Lot No. 9 on the Plat of Section One of the Addition to Breland Park at Saddlewood of record in Book 7900, page 788, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Phillips Builders, Inc., by deed from C. Wayne Meadows and Edward R. Phillips as tenants in common, of record in Book 9578, Page 591, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 7900, page 788; restrictions of record in Book 8891, page 850, amended in Book 9462, page 398, and further amended in Book 9480, page 387; and By-Laws of record in Book 8891, page 869; Negative Pledge agreement of record in Book 9337, page 898; Green Belt filed of record in Book 8886, page 794; Agreement of record in Book 6012, page 981; Easement of record in Book 7883, page 311; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 617 Bloomfield Way, Brentwood, TN 37027
(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 16th day of June 19 95

Phillips Builders, Inc.
By: Ruth T. Malstaff, VP

STATE OF TENNESSEE
COUNTY OF

BOOK 9709 PG 113

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 WILLIAMSON

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 _____ oath(s) acknowledged her 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 attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 16th day of June 19 95.

My commission expires _____

_____
Notary Public

IWANDA F. FULTS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires
September 28, 1997

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Jeffrey A. Ostler and wife,
Mika E. Ostler

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

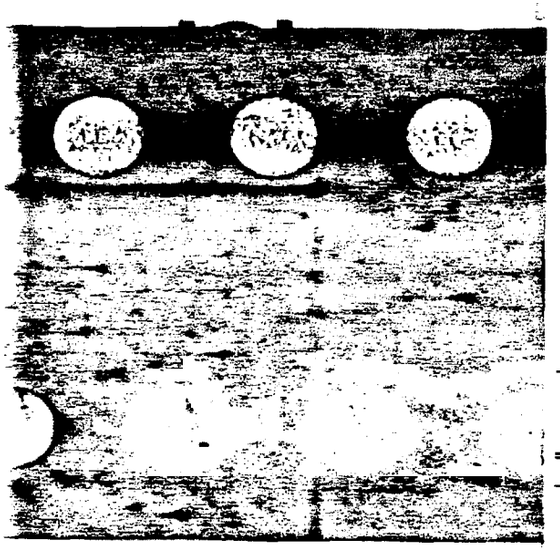
95 JUN 22 AM 9:00
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

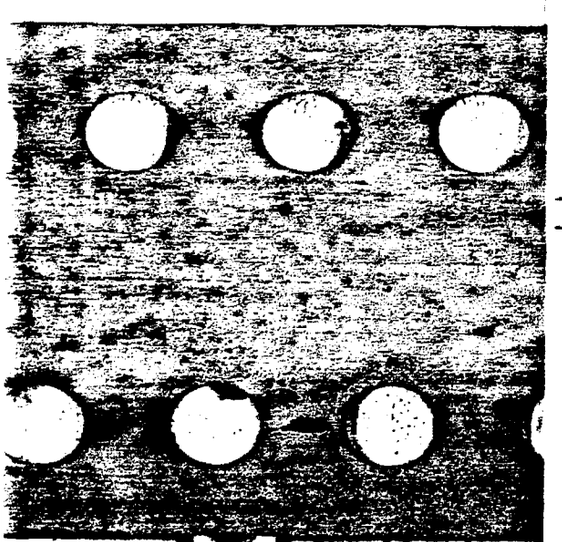
IDENTIF. & REFERENCE

0072307

372B 06/22 0101 03CHECK

885-53





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

RECEIVED OF _____

FOR _____

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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
236940.00
CON TX 876.53
PRFEE 1.00
WDEED 8.00
TOTAL ~~885.53~~
CHECK ~~885.53~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/22/95 01 09:02 0001 3728

0072307
IDENTIF. ↑ REFERENCE

95 JUN 22 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922937