2

BOOK 9712 PG 786

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 196,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF June 19 95

Notary Public

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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires
November 20, 1996

**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 |
|---|---|---|
| Jeff L. Sauvie, Sr. | Countrywide Funding Corporation | 141-15D-197 |
| (NAME) | (NAME) | |
| 7920 River Fork Drive | 155 North Lake Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Pasadena, CA 91109 | |
| (CITY) (STATE) (ZIP) | (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, Randall Phillips Builders, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff L. Sauvie, Sr. and wife, Karen Sauvie

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,, BEING Lot No. 197 on the Plan of Sheffield on The Harpeth, Phase IIID, of record in Plat Book 7900, pages 710 & 712, Register's Office for Davidson County,, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, 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.

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 710 & 712; Declaration of covenants, conditions and restrictions of record in Book 6925, page 900 and Book 7145, page 954; By-Laws in Book 7145, page 964, amended in Book 8146, page 463; Revised Boundary survey of Sheffield on the Harpeth in Plat Book 6900, page 395; Easement for flow of Harpeth River; Easements in Book4136, page 525, Book 4279, page 731, Book 5738, page 829 and BOok 8569, page 481; Consent of Directors of Sheffield on The Harpeth Homeowner's Association, Inc., in Book 8276, page 238; Charter in Book 6939, page 983, amended in Book 805, page 598, Book 8747, page 97 and Book 9313, page 806; Articles of Merger in Book 7298, page 203; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7920 River Fork 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 21st day of June 19 95

Randall Phillips Builders, Inc., a Tennessee corporation
By: Keith Malatesta, VP

BOOK 9712 PG 787

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 Randall 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 Brentwood, Tennessee on this the 21st day of June 19 95.

JACQUE L. FREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires March 27, 1999

My commission expires _____

Jacque L. Freeze
Notary Public

IDENTIF. ↑ REFERENCE

00736119

95 JUN 27 AM 8:30

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

5141 06/27 0101 03CHECK

737.53

**WARRANTY DEED**

**FROM**

Randall Phillips Builders, Inc.

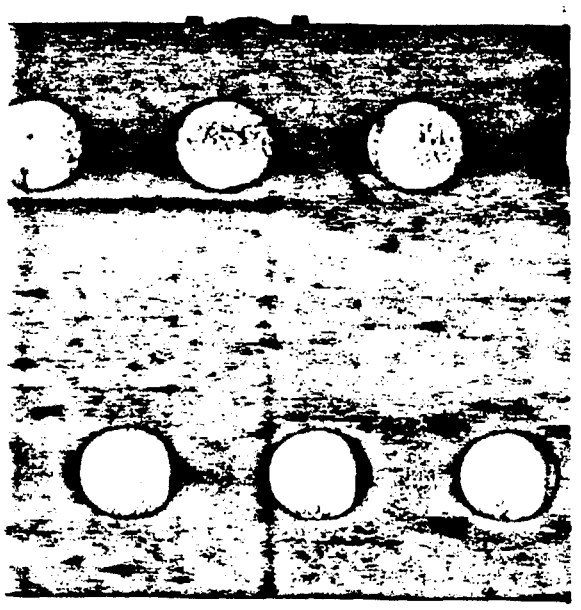
**TO**

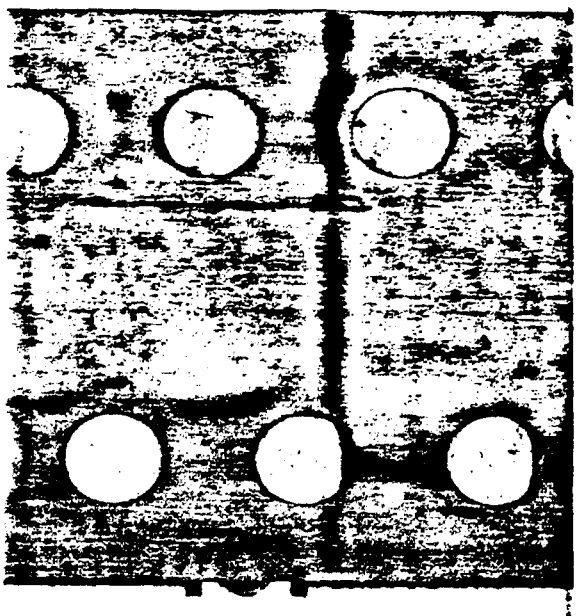
Jeff L. Sauvie, Sr. and wife,
Karen Sauvie

**RETURN TO:**

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

0073620





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

RECEIVED OF _____

FOR _____

BOOK 9712 PG 788

| | | |
|---|---|---|
| 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
196900.00
CON TX 728.53
PRFEE 1.00
WDEED 8.00
TOTAL 737.53
CHECK 737.53
06/27/95 01 08:30 0001 5161

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0073619
IDENTIF. ↑ REFERENCE

95 JUN 27 AM 8:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 924357