9713

9713 P.621

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,670.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 19 95

Notary Public

MY COMMISSION EXPIRES: October 9, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Toby K. Culp	Leader Federal Bank for Savings	150-12-0-A
(NAME) 1413 Forrestal Way	(NAME) P.O. Box 2926	169
(ADDRESS) Antioch, TN 37013	(ADDRESS) Memphis, TN 38101-2926	2DX9262
(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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toby K. Culp and wife, Terry S. Culp

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. 773 on the Plan of Somerset, Phase V-D, P.U.D. of record in Plat Book 7900, Page 670, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Phillips Builders, Inc. by deed of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee.

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

0073858
IDENTIF. & REFERENCE

95 JUN 27 PM 1:53
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3423 36/27 0101 03CHECK 536.70

This is improved (XX) unimproved ( ) property, known as 1413 Forrestal Way, Antioch, TN 37013
(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 22nd day of June 1995

Phillips Builders, Inc.

By: Ruth Malatak, VP

Ruth Malatak, Vice-President

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Book 9713 Pg 622

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

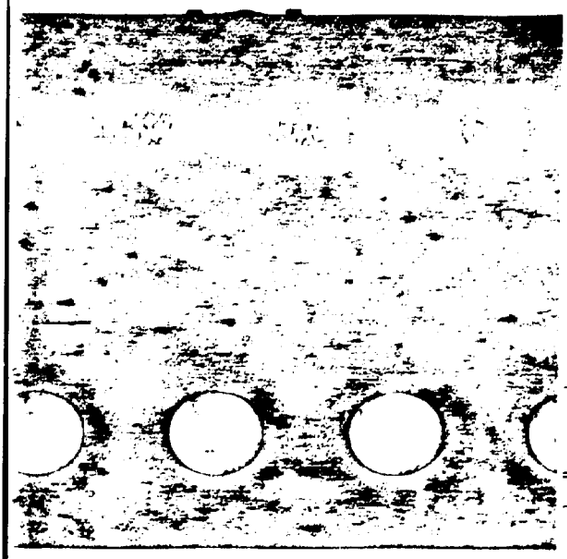
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and ~~he~~ herself with whom I am personally acquainted and who upon ~~his~~ oath(s) acknowledged ~~himself~~ to be the Vice-President and _____ respectively of the Phillips Builders, 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 Nashville Tenn. on this the 22nd day of June 19 95 .

My commission expires October 9, 1995

_____
Notary Public

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9713 PG 623

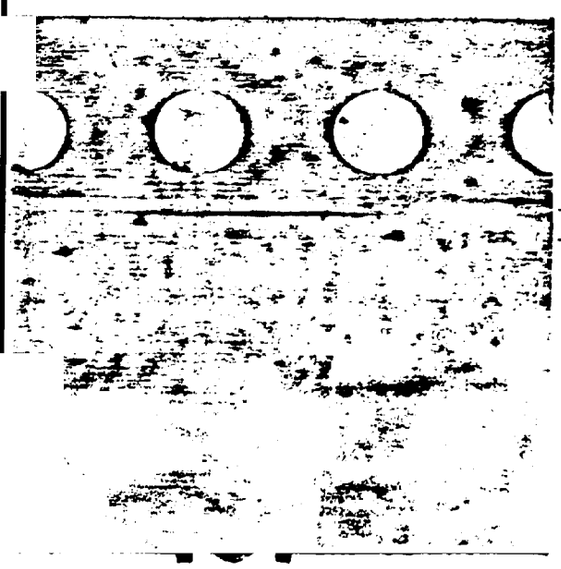
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	142620.00
CON TX	527.70
PRFEE	1.00
WDEED	8.00
TOTAL	536.70
CHECK	536.70

06/27/95 01 13:54 0001 5423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0073858
IDENTIF. ↑ REFERENCE

95 JUN 27 PM 1:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 924618