43

WARRANTY DEED

BOOK 9722 PG 820

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 95

Notary Public

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

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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
Jesse J. Pena	Leader Federal Bank for Savings	87-5-A-154.00 Pt.
(NAME)	(NAME)	
4047 Farmingham Woods Drive	158 Madison Avenue	04D94113
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38103	
(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 Jesse J. Pena and wife, Margaret A. Hankes

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. 57 on the Plan of Farmingham Woods, Phase IV, of record in Book 7900, Page 555, 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 Thelma R. Zanetis of record in Book 8113, Page 918, Register's Office for Davidson County, Tennessee.

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

0076459
IDENTIF. ↑ REFERENCE

95 JUL -5 PM 4:25
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4047 Farmingham Woods Drive, Hermitage, TN 37076
(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 30th day of June 19 95

Phillips Builders, Inc.
By: Ruth Malatak, VP
Ruth Malatak, Vice-President

STATE OF TENNESSEE
COUNTY OF

BOOK 9722 PG 821

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

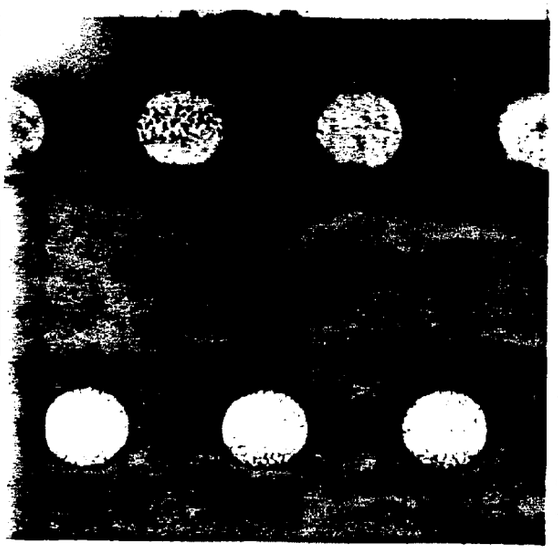
Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____Ruth Malatak_____ and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the _____Vice-President_____ and _____ 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, TN_____ on this the _____30th_____ day of _____June_____ 19_95_____ .

My commission expires _____11-20-96_____ _____
Notary Public

JILL L ROLLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8252 07/05 0101 03CHECK 401.94



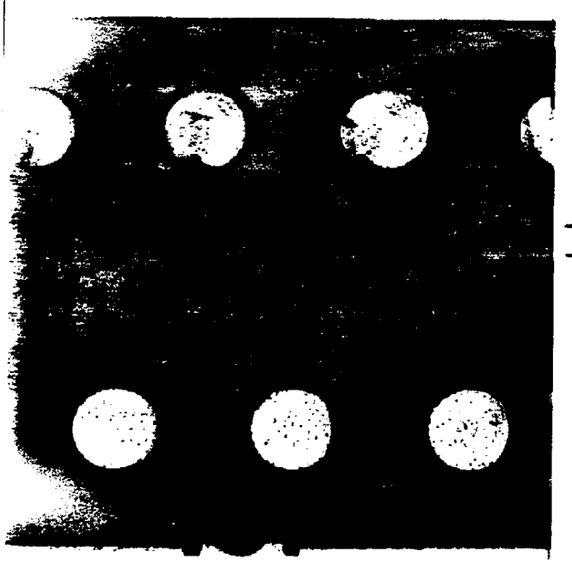
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 9722 PG 822

FOR _____

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 106200.00
CON TX 392.94
PRFEE 1.00
WDEED 8.00
TOTAL 401.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID [illegible] BANK 401.94

07/05/95 01 16:25 0001 8252

0076459
IDENTIF. # REFERENCE

95 JUL -5 PM 4:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927399