BOOK 9725 PG 253

BOX #19B
G#95-6-53

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
CHARLES F. RAMSEY (NAME)	BOATMEN'S NATIONAL MORTGAGE, INC. (NAME)	MAP 064-15-0-A
4109 Meadowgreen Drive (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEY 067co
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	FB #04D-94488

FOR AND IN 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, ~~XX~~ PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES F. RAMSEY AND WIFE, SYLVIA A. RAMSEY

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. 55 on the Plan of Plantation Walk, Section Two, a Planned Unit Development, as of record in Book 7900, Page 858, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee corporation, by Deed from R. L. Eatherly, Trustee, with full power to mortgage, sell, transfer, and convey without the joinder of beneficiary, of record in Book 9158, Page 481, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Plantation Walk, of record in Book 9231, Page 719, and a Supplementary Declaration of record in Book 9547, Page 904, Register's Office for Davidson County, Tennessee; Charter of Plantation Walk Homeowners' Association, Inc., of record in Book 9315, Page 723, said Register's Office; Storm Water Detention Agreement, of record in Book 9356, Page 959, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 4109 Meadowgreen Drive, 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 6th day of July 19 95

PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION
By: Ruth Malatak, VP
RUTH MALATAK, VICE PRESIDENT

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 with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Vice President of the PHILLIPS BUILDERS, INC. the within named bargainor, a corporation, and that she as such Vice President 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.

Witness my hand and official seal at office at Brentwood, TN on this the 6th day of July 19 95.

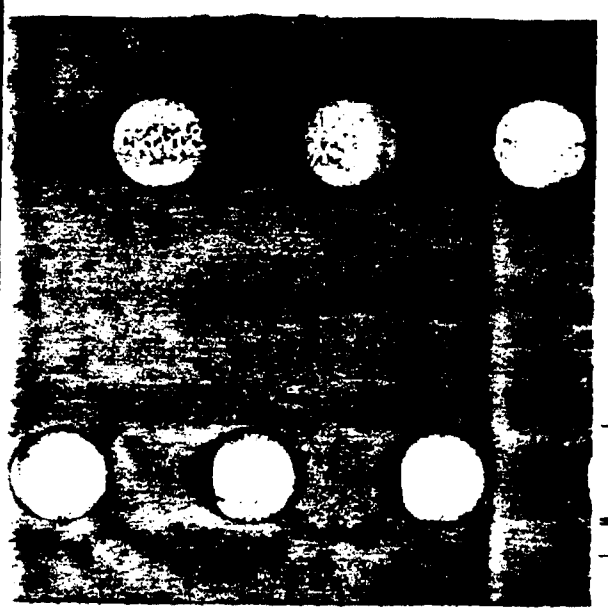
My commission expires September 16, 1995 [signature]
Notary Public

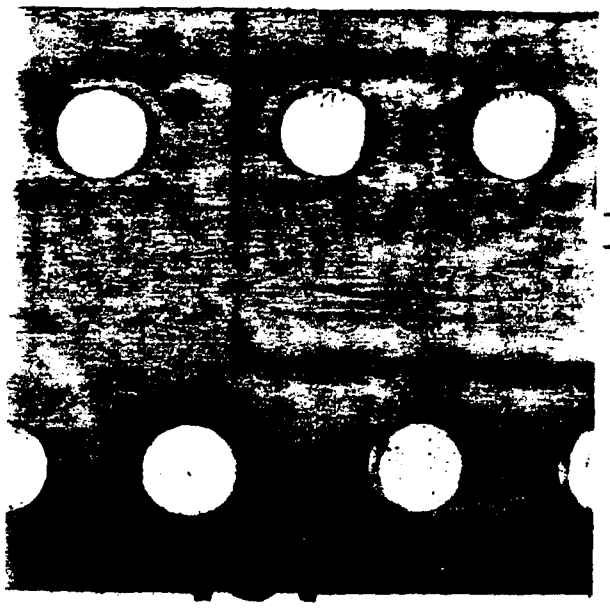
PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0077118

95 JUL -7 PM 1:29
DAVIDSON COUNTY, TN.
REGISTER

3874 07/07 0101 03CHECK 451.15





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9725 PG 255

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
119550.00
CON TX 442.15
PRFEE 1.00
WDEED 8.00
TOTAL 451.15
CHECK 451.15

07/07/95 01 13:31 0001 3974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00771118
IDENTIF. & REFERENCE

95 JUL -7 PM 1:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 928111