2

BOOK 9728 PG 893

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 218,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th day of June 19 95

JACQUE FIERER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires March 27, 1998

Notary Public

MY COMMISSION EXPIRES:

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas J. Oczkowicz (NAME) | Leader Federal Bank for Savings (NAME) | 171-12A-003 CO |
| 5553 Saddlewood Lane (ADDRESS) | P.O. Box 2926 (ADDRESS) | 6DU 83591 |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Memphis, TN 38101-2926 (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 Thomas J. Oczkowicz and wife, Vicki L. Oczkowicz

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. 3 on the Plan of Section One Addition to Brelan Park at Saddlewood, of record in Book 7900, page 788, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the property conveyed to Phillips Builders, Inc., by deed from C. Wayne Meadows and Edward R. Phillips, as tenants in common, of record in Book 9480, Page 390, 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 788; Declaration of covenants, conditions and restrictions of record in Book 8891, page 850, supplemented in Book 9462, page 398, amended and restated in Book 9480, page 387; By-Laws in Book 8891, page 869; Codes Administration agreement in Book 6012, page 981; Easement in Book 7883, page 311; Application for Greenbelt Assessment in Book 8886, page 794 & Book 8886, page 793; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5553 Saddlewood Lane, 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 30th day of June 19 95

Phillips Builders, Inc.
By: Ruth Molstad, VP

STATE OF TENNESSEE
COUNTY OF

BOOK 9728 PG 894

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 her oath(s) acknowledged 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 Brentwood, Tennessee on this the 30th day of June 19 95

My commission expires _____

JACQUELINE FREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 27, 1999

Jacque L. Freeze
Notary Public

# WARRANTY DEED

## FROM

Phillips Builders, Inc.

## TO

Thomas J. Oczkowicz and wife, Vicki L. Oczkowicz

## RETURN TO:

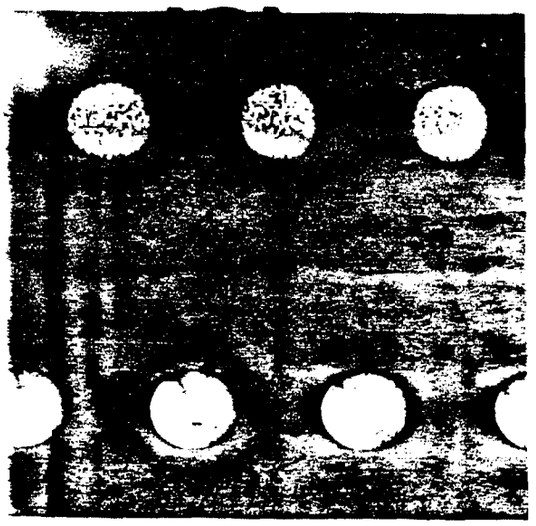
**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

95 JUL 12 AM 10:48
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT # AND REFERENCE

00078352

3334 07/12 3101 03CHECK 61.00-93



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

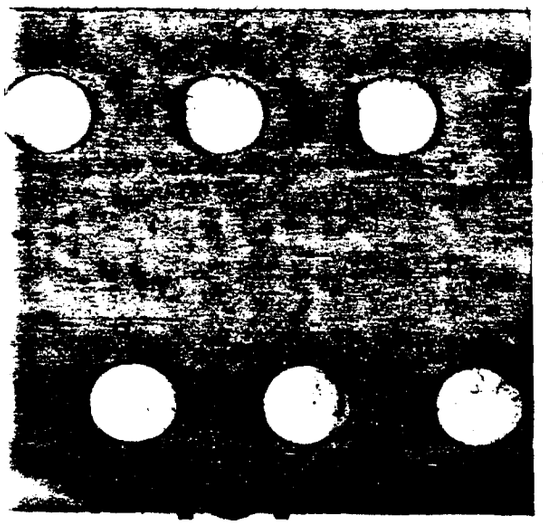
RECEIVED OF _____

FOR _____

BOOK 9728 PG 895

| | | |
|---|---|---|
| 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 218900.00
CON TX 809.93
PRFEE 1.00
MISC 8.00
TOTAL 818.93
CHECK 818.93

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

07/12/95 01 10:50 0001 0334

0078352
IDENTIFICATION REFERENCE

95 JUL 12 AM 10:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 929455