# WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Woodard and Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $100,650.00.

Phyllis S. Williams
Affiant

Sworn to and subscribed before me on this the 28th day of July, 1995.

Charles P. Thompson
NOTARY PUBLIC
My Commission Expires: 3-16-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
PHYLLIS S. WILLIAMS
633 Sweetwater Circle
Old Hickory, TN 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 064-15-A-38CO

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration 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 PHYLLIS S. WILLIAMS, unmarried, hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Revision One, Section One, Plantation Walk, of record in Book 7900, Page 697, corrected in Book 9432, Page 449, Register's Office for said County, reference is which is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Phillips Builders, Inc., by deed from R. L. Eatherly, Trustee, of record in Book 9158, page 481, Register's Office for Davidson County, Tennessee.

This is improved property known as 633 Sweetwater Circle, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1995 taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Book 7900, page 697, Register's Office for Davidson County, Tennessee.

3) 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 Planation 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 GRANTORS do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of July, 1995.

PHILLIPS BUILDERS, INC.

BY: Ruth Malatak, VP

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, A Notary Public of the State and County aforesaid, personally appeared, Ruth Malatak, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged ~~himself~~/herself to be Vice President or other officer authorized to execute the instrument on behalf of PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that ~~he~~/she as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~himself~~/herself as Vice President.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 28th day of July, 1995.

Charles P. Crow

NOTARY PUBLIC

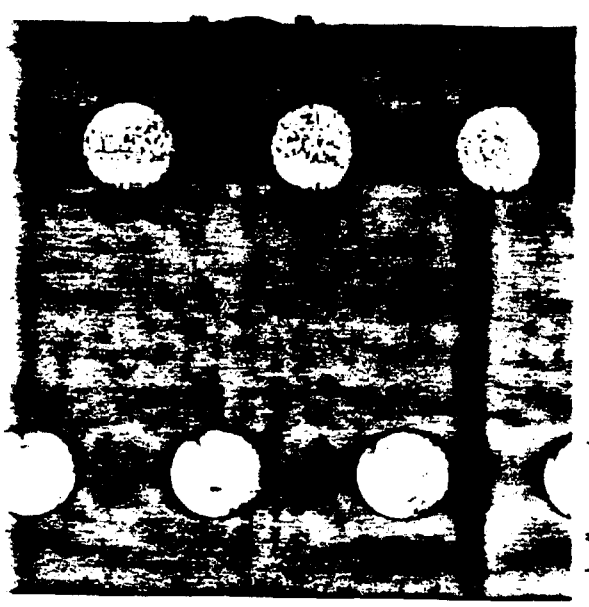
My Commission Expires: 3-27-99

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

00836533

95 JUL 31 AM 8:19

3:24 07/31 0101 03CHECK 381.41



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

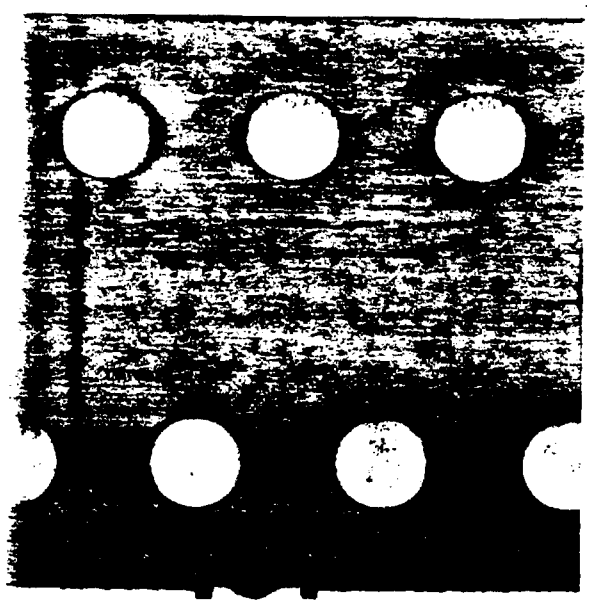
RECEIVED OF _____

FOR _____

BOOK 9744 PG 141

| | | |
|---|---|---|
| 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 100650.00
CON TX 372.41
PRFEE 1.00
WDEED 8.00
TOTAL 381.41
CHECK 381.41

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

07/31/95 01 08:20 0001 6124

00083633
IDENTIF. # REFERENCE

95 JUL 31 AM 8:19
REGISTER
DAVIDSON COUNTY, TN.

**No.** 935173