BOOK 9837 PG 317

14ft

LILLIAN K. BOYLES 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 $ 135,260.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 95

Lillian K. Boyles
Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne E. Wallace (NAME)	CTX Mortgage Company (NAME)	MAP-PARCEL NO.
3716 Seasons Drive (ADDRESS)	7101 Executive Center Dr. #151 (ADDRESS)	150-12-0-A
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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, WE, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne E. Wallace and wife, Nalda M. Wallace

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. 681 on the Plan of Somerset, Phase III, of record in Plat Book 6900, page 858, Boundary Plat of record in Book 6900, page 733, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING part ofthe same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc, by Deed from Carl J. Strassle and wife, Sandra G. Strassle of record in Book 5172, Page 405 and part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation by deed from Hubert Beard and wife, Schear Beard of record in Book 4654, Page 67. Said PhilHall Corporation having since quitclaimed to Randall Phillips Builders, Inc. of record in Book 55089, Page 923, Register's Office. Said Instrument was rerecorded in Book 7411, Page 171, said Register's Office.

Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, Page 203, said Register's Office, dated June 30, 1987.

THIS conveyance is subject to restrictive covenants of record in Book 7619, Page 647; Book 7657, Page 583; Book 7675, Page 923; Book 7776, Page 826; 2nd Supplement of record in Book 8201, Page 770; 3rd Supplement of record in Book 8663, Page 384; 4th Supplement of record in Book 9036, Page 326; Book 8708, Page 630; 5th Supplement of record in Book 9065, Page 744; 6th Supplement of record in Book 9072, Page 572; 7th Supplement of record in Book 9245, Page 332; 8th Supplement of record in Book 9696, Page 654, said Register's Office;

CONTINUED

unimproved ( )
This is improved (X) property, known as 3716 Seasons Drive, 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 23rd day of October 19 95

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

BOOK 9837 PG 308

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 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, a 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 23rd day of October 19 95 .

My commission expires 11-28-98

Lillian K. Boyles
Notary Public

LILLIAN K. BOYLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

9:30 10/25 0101 03CHECK

513.00

DCTN01W

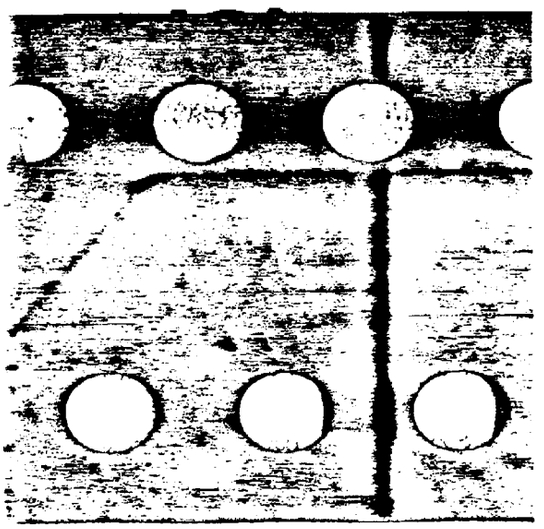
LEGAL DESCRIPTION CONTINUATION

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 Grantee(s) herein.

95 OCT 25 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01155888

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

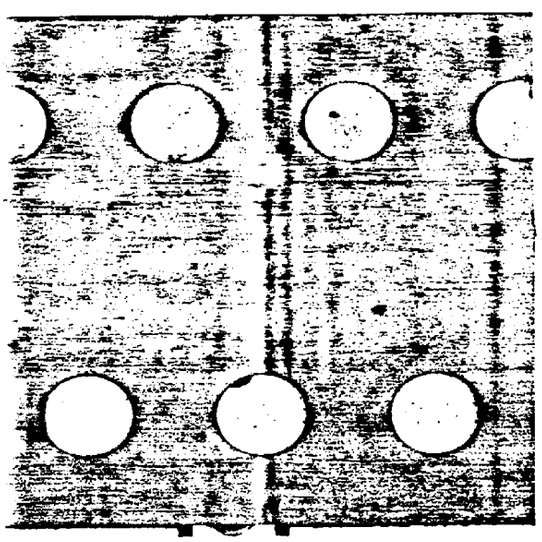
RECEIVED OF _____

FOR _____

BOOK 9837 PG 310

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
135260.00
MOR TX 500.61
~~FEE CO~~
MOR TX 500.61
DON TX 500.61
PRFEE 1.00
WDEED 12.00
TOTAL 513.61
CHECK 513.61

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0115588
IDENTIFICATION REFERENCE

95 OCT 25 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

10/25/95 01 09:26 0001 0430

No. 969108