K 9868

BOX 52

WARRANTY DEED

BOOK 9868 PG 121

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: 6/1/98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald C. Schlosser (NAME)	First Trust Mortgage Company (NAME)	86-8A-74CO
2005 Strombury Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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 Donald C. Schlosser and wife, Sheila A. Schlosser and Vera J. Schlosser

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. 460 on the Plan of Camden Woods Phase 3-B, of record in Book 7900, page 660, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of Nashville, of record in Book 5584, page 274, Register's Office for Davidson County, Tennessee. Randall Phillips Builders, Inc. n/k/a Phillips Builders, Inc., name change of record in Book 7298, page 203, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 2005 Strombury Drive, Hermitage, Tennessee 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 17th day of November 19 95

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

BOOK 9868 PG 122

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 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 his oath(s) acknowledged himself to be the Vice President ~~xxxxxxxxxxxxxxxxxxxxxxxxxx~~ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that she as such Vice President ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ 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 ~~xxxxxxxxxxxxxxxxxxxxxxxx~~ ~~xxxxxxxxxxxxxxxx~~.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 17th day of November 1995.

My commission expires 6/1/97

Daphne A. Beavers
Notary Public

DAPHNE A. BEAVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

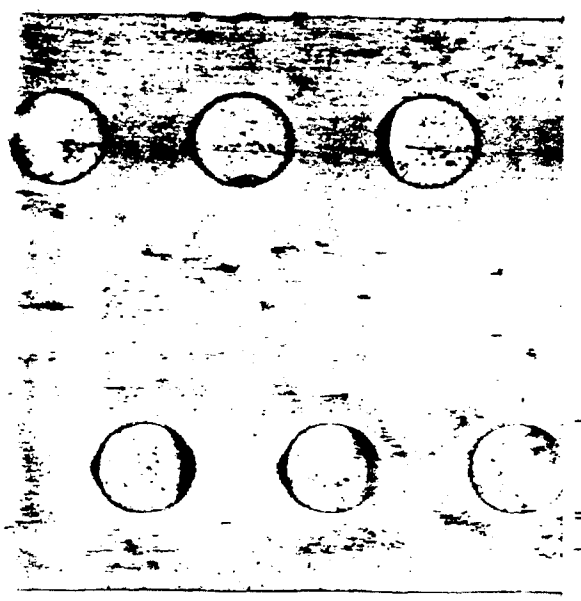
01125729

IDENTIFICATION REFERENCE

95 NOV 27 AM 8:57

[illegible]
DAVIDSON COUNTY, TN.

1401 11/27 0101 03CHECK 548.83



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

RECEIVED OF _____

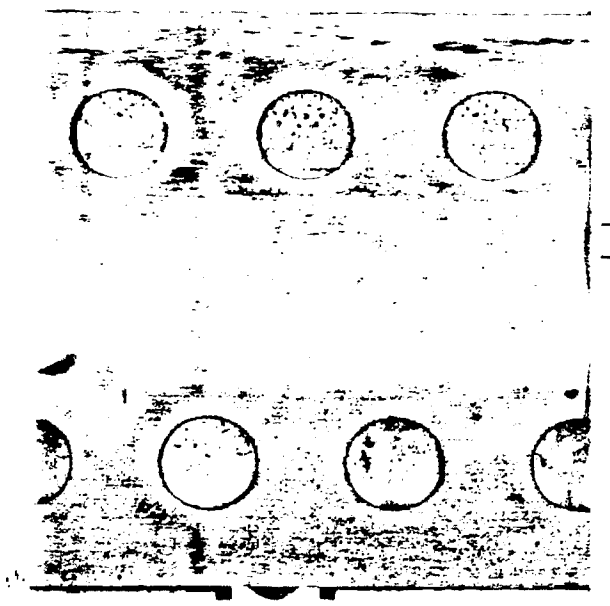
FOR _____

BOOK 9868 PG 123

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
145900.00
CON TX 539.83
PRFEE 1.00
WDEED 8.00
TOTAL 548.83
CHECK 548.83
11/27/95 01 08:59 0001 1401



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125729
IDENTIF. A REFERENCE

95 NOV 27 AM 8:57
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 979932