WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

BOOK 9881 PG 81

33944

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 120,768.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF November 19 95

SATURN ALAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Roger S. Walz (Scott)	First Trust Mortgage Company	64-15-a-47
(NAME)	(NAME)	
761 Sweetwater Circle	6525 Quail Hollow Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis, TN 37120	
(CITY) (STATE) (ZIP)	(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 Roger S. Walz (Scott) and wife, Jennie A. Walz

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. 23, on the Plan of Plantation Walk, Section 2, as of record in Plat Book 7900, Page 858, said Register's Office, to which plan reference is here made for a more complete description of said lot.

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, TN.

The foregoing is the same legal description as appears in the previous deed of record.

IDENTIF. & REFERENCE 0129589

95 DEC -6 PM 2:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as: 761 Sweetwater Circle, 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 30th day of November 19 95

Phillips Builders, Inc.
By: Clifton Hall Jr. V Pres.

BOOK 9881 PG 82

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 CLIFF HALL and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the SR. VICE-PRESIDENT and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that he as such SR. 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 CLIFF HALL as such SR. VICE-PRESIDENT and attesting the same by the said _____ as such _____.

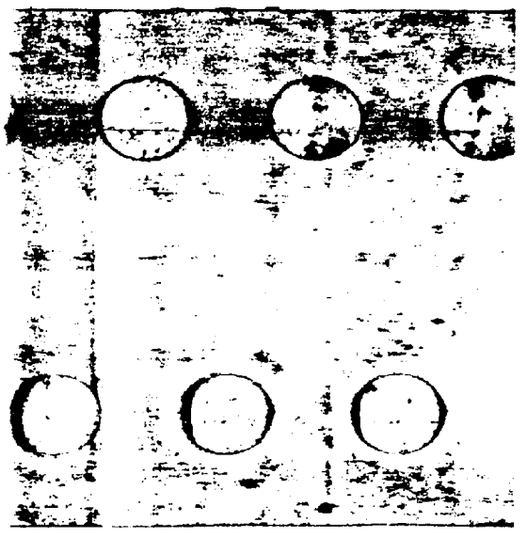
Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of November 1995.

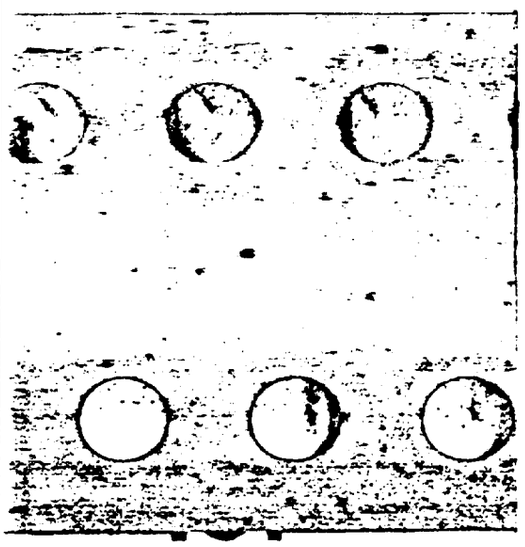
My commission expires 11/29/98

_____
Notary Public

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

5560 12/06 0101 03CHECK 456.22





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9881 PG 83

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	
				120868.00
			CON TX	447.22
			PRFEE	1.00
			MDEED	8.00
			TOTAL	456.22
			CHECK	456.22
12/06/95	01		14:12 0001	5560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0129589
IDENTIF. & REFERENCE

95 DEC -6 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 984047