BOOK 9962 PG 285

Mail

This instrument prepared by:
GREENE & GREENE
323 Union Street
P. O. Box 198768
Nashville, Tennessee 37219-8768

2965 02/29 0101 03CHECK 162.85

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Phillips Builders, Inc. 2910 Kraft Drive Nashville, TN 37204	Same	Map 171-12-A Parcel 20

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, C. Wayne Meadows and Edward R. Phillips, as tenants-in-common, (hereinafter referred to as the "Grantors"), do hereby transfer and convey unto Phillips Builders, Inc., (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

> Land lying in the 32nd Councilmanic District of Davidson County, Tennessee being Lot No. 18 on the Plat of Section One of the Addition to Brelan Park at Saddlewood of record in Book 7900, page 788 Registers' Office for Davidson County, Tennessee.
>
> Being a portion of the property conveyed to C. Wayne Meadows and Edward R. Phillips, as tenants-in-common, by deed from Buford E. Anthony and wife, Thelma Patricia Anthony of record in Book 9324 page 398, said Register's Office.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantors covenants that they are lawfully seized and possessed of the real estate in fee simple, have good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; (3) Declaration of Restrictive Covenants for Brelan Park at Saddlewood of record in Book 8891, page 850 and the Bylaws recorded therewith of record in Book 8891, page 869 said Register's Office, as amended by that certain Amended and Restated First Supplementary Declaration of Restrictive Covenants for Brelan Park at Saddlewood recorded in Book 9480, Page 387, said Register's Office; (4) Codes

Administration Agreement of record in Book 6012, Page 981, said Register's Office; and (5) all visible easements and encroachments. Grantors further covenant and binds themselves, their heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantors have set their hands, this 23rd day of February, 1996.

C. Wayne Meadows

Edward R. Phillips by C. Wayne Meadows,
Attorney-in-Fact by Power of Attorney
of record in Book 9578, Page 143,
Register's Office of Davidson County,
Tennessee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 23rd day of February, 1996, before me personally appeared C. Wayne Meadows to me known (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 23rd day of February, 1996.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/99

BOOK 9962 PG 287

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Wayne Meadows, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged upon oath or affirmation that he is the Attorney-in-Fact of Edward R. Phillips, the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 23rd day of February, 1996.

Paula S. Coombs
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Forty Thousand Five Hundred Dollars ($40,500.00) and no other monetary consideration.

C Wayne Meadows
AFFIANT

Sworn to and subscribed before me this 23rd day of February, 1996.

Paula S. Coombs
NOTARY PUBLIC

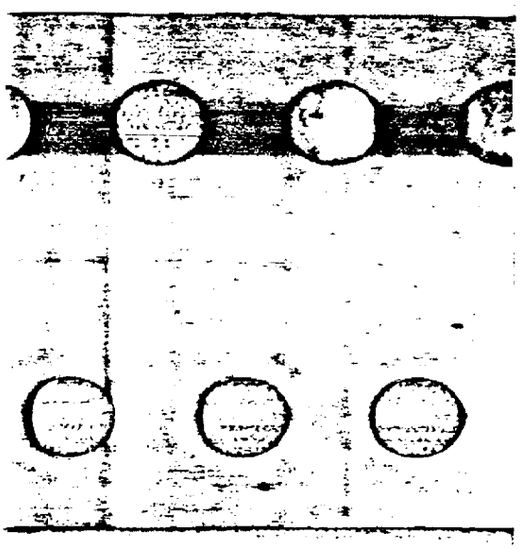
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

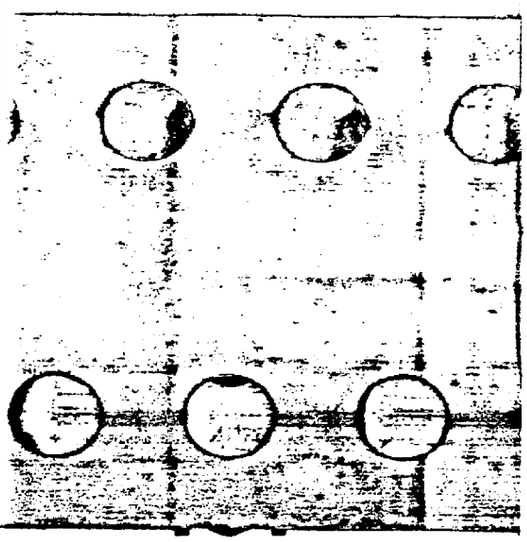
My commission expires: 11/27/99

0155027 IDENTIF. # REFERENCE

96 FEB 29 PM 2:2[illegible]
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

c:\meadows\saddlewo\warranty.011





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

RECEIVED OF _____

FOR _____

BOOK 9962 PG 288

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 40500.00
CON TX 149.85
PRFEE 1.00
WDEED 12.00
TOTAL 162.85
CHECK 162.85

02/29/96 01 14:24 0001 2965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155027
IDENTIF. ↑ REFERENCE

96 FEB 29 PM 2:22

FELIX Z. WILSON, II REGIS
DAVIDSON COUNTY, TN.

No. 1011102