book 9982 pg 99

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES 9-21-96

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert R. Rickel II (NAME)	Prudential Home Mortgage Co. (NAME)	64-15-A-57.00
780 Sweetwater Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4148 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Frederick, MD 21701-0909 (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., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert R. Rickel II and wife, Cindy L. Rickel

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 situated in Davidson County, Tennessee, being Lot No. 33 on the plan of Plantation Walk, Section Two, of record in Plat Book 7900, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is heremade for a more complete and accurate description of said lot.

Being the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation by Deed of Record in Book 9158, page 481, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

This is unimproved ( ) improved (XX) property, known as 780 Sweetwater Circle (House Number) (Street) Old Hickory, TN 73138 (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. Whenever 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(s) this 20th day of February, 19 96

Ruth Malatak, V.P.
Phillips Builders, Inc.

STATE OF TENNESSEE
COUNTY OF } BOOK 9982 PG 100

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 Sumner }

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 (~~this oath~~) (~~himself~~) acknowledged (~~themselves~~) to be the Vice-President

~~and~~ _____ respectively of the Phillips Builders, Inc.

the within named bargainor, a corporation, and that (~~he~~) as such Vice-President

~~and~~ _____, being authorized so to do, executed 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 Gallatin, Tennessee on this the 20th day of February, 1996.

Commission expires 9-2-96

Notary Public

WARRANTY DEED

FROM

TO

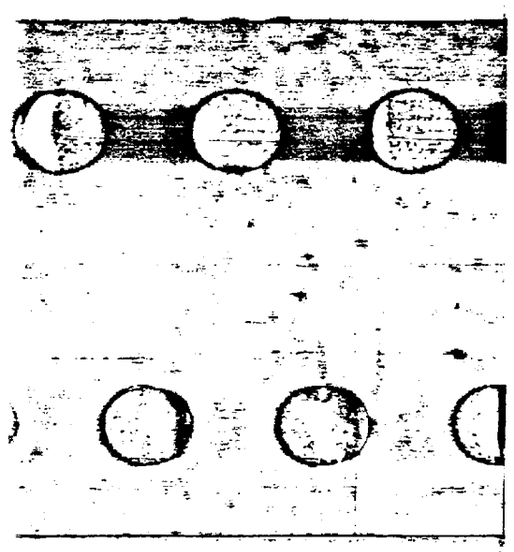
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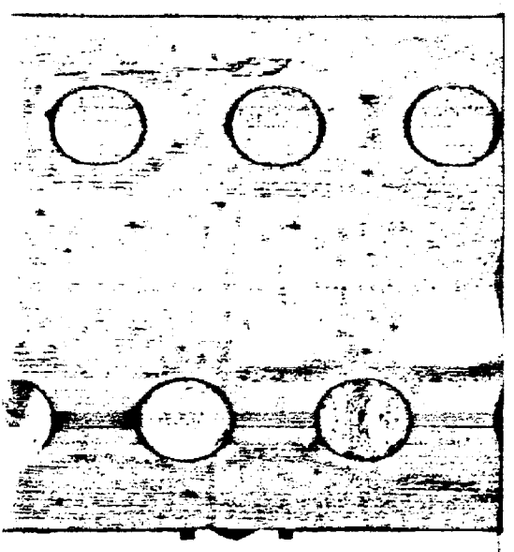
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9468 03/18 0101 03CHECK 476.22

96 MAR 18 PM 2:18
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0161076





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

RECEIVED OF _____

FOR _____

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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	
				126275.00
			CON TX	467.22
			PRFEE	1.00
			WDEED	8.00
			TOTAL	476.22
			CHECK	476.22
03/18/96	01		14:20 0001	9468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161076
IDENTIF. ↑ REFERENCE

95 MAR 18 PM 2:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017524