35

WARRANTY DEED

BOOK 10025 PG 444

File No: 00278355

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph P. Keane	First American Nat Bank	Map 150-12A
[NAME]	[NAME]	
2013 Leatherbury Court	315 Deaderick Street	Parcel 24
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Antioch, TN 37013	Nashville, TN 37237	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Phillips Builders, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph P. Keane and wife, Brendie B. Keane

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

6162 04/24 0101 03CHECK 607.46

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, for this transfer is $ 160,665.00

Subscribed and sworn to before me, this the 19TH day of APRIL, 19 96

Brendie B Keane
Affiant

My Commission Expires: 11/10/97
[Affix Seal]

Linda V. Jones
Notary Public

Linda V. Jones

This is unimproved ( )
This is improved (X) property known as 2013 Leatherbury Court, Antioch, TN 37013
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 19TH day of APRIL, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phillips Builders, Inc.

BY: Ruth Malatak, VP

Ruth Malatak, Vice-President

STATE OF
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State _____

_____

_____

the within named bargainor(s), 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 _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, Linda V. Jones, a Notary Public of the State and County aforesaid, personally appeared Ruth Malatak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Vice-President of the Phillips Builders, Inc., the within named bargainor, a corporation, and that she as such Vice-President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as Vice-President.

Witness my hand and seal, at office in Davidson COUNTY, Tennessee, this 19TH. day of APRIL, 19 96.

Linda V. Jones Notary Public

Linda V. Jones

Commission expires 11/10/97

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

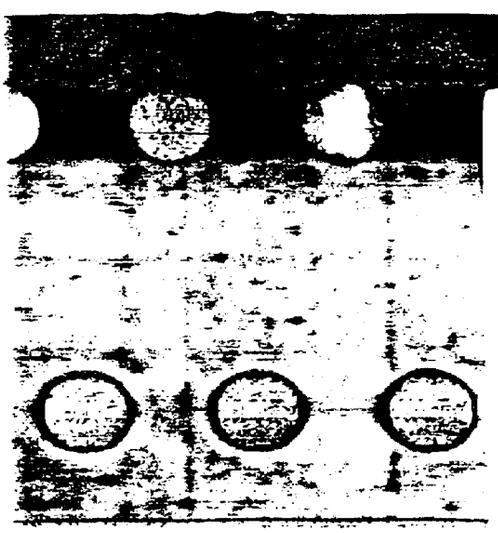
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

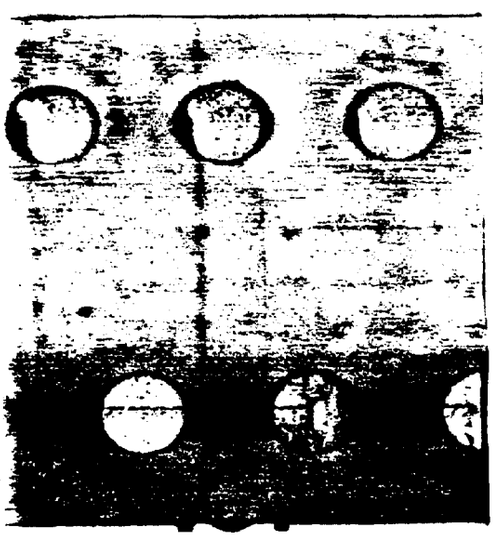
Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 699 on the Plan of Phase IV, Somerset, of record in Book 7900, page 978, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the 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 to Randall Phillips Builders, Inc., by Quitclaim Deed from Philhall Corp., of record in Book 5508, page 923, and rerecorded in Book 7411, page 171, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Phihall Corp. with Amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, page 203, Register's Office for Davidson County, Tennessee, dated June 30, 1987.

017533
ILEGIBLE REFERENCE





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

RECEIVED OF _____

FOR _____

RBM 10025pg447

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
160665.00
CON TX 594.46
PRFEE 1.00
WDEED 12.00
TOTAL ~~607.46~~
CHECK ~~607.46~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/24/96 01 11:24 0001 6162

0174533
IDENTIFICATION REFERENCE

96 APR 24 AM 11:24
REGISTER
DAVIDSON COUNTY, TN.

No. 1031807