0176733

IDENTIF. ↑ REFERENCE

96 MAY -1 AM 8:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
LIBERTY ESCROW, INC.
417 Welshwood Drive, Suite 109
Nashville, TN 37211

BOOK 10032 PG 793

Address New Owner As:

Herbert L. Phillips
1024 Chateau Valley Ct.
Nashville, TN 37207

Send Tax Bills To:

FT Mortgage Companies dba First
Tennessee Mortgage Company, Inc.

Map and Parcel 59-15-A-19 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we Cumberland Builders, Inc., the GRANTORS herein, have this day bargained and sold and do hereby sell, transfer and convey unto Herbert L. Phillips, Sr. and wife, Charlotte L. Phillips the GRANTEES herein, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 19 on the plan of Chateau Valley, Phase I, of record in Plat Book 6900, page 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CUMBERLAND BUILDERS, INC. by Quitclaim deed of record in Book 10032, page 291, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions and easements of record in said Register's Office, especially to those restrictions of record in Book 7835, page 86, said Register's Office.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their heirs, successors, and assigns forever;

and we do covenant with the said Grantees, their heirs, successors, and assigns, that we are lawfully seized in fee of said land; that they have a good and perfect right to make this conveyance; that said land is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title in and to said land against the lawful claims and demands of all person, whomsoever.

WHEREVER USED HEREIN the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND on the date contained in the notary acknowledgement below.

CUMBERLAND BUILDERS, INC.

Rick Halcomb

By:

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Rick Halcomb, 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 as Vice-President of Cumberland Builders, Inc., the bargainor, as the free act and deed of Cumberland Builders, Inc. by Rick Halcomb as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 11th day of April, 1996.

Patsy B. Hogg

Notary Public

My commission expires: 6-13-98

NOTARY PUBLIC AT LARGE

My Commission Expires 6-13-98

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction if $ 107,950.00.

Robert L. Rodgers Sr

Affiant

Sworn to and subscribed to before me this 11th day of April, 1996.

Patsy B. Hogg

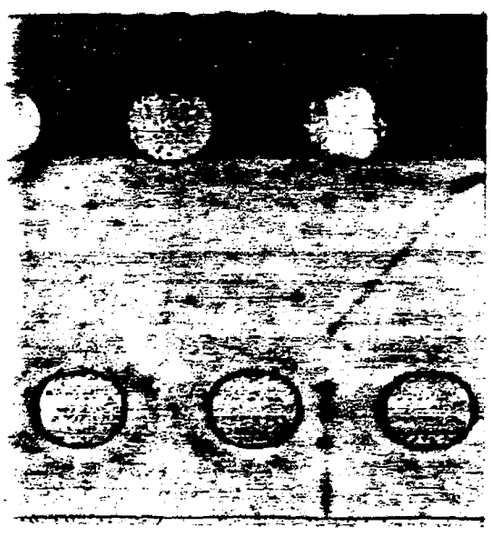
Notary Public

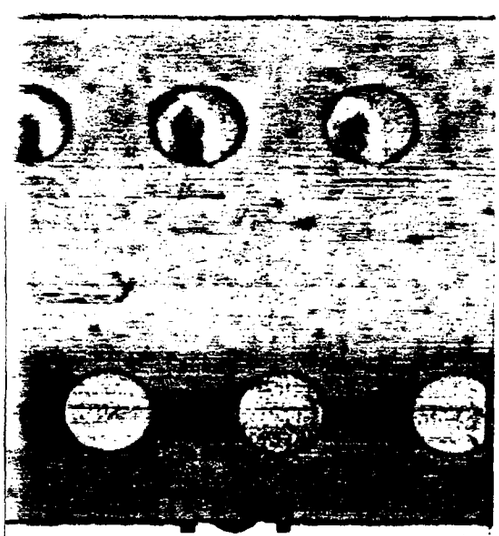
My commission expires: 6-13-98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 6-13-98

6168 05/01 0101 03CHECK 408.23





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

RECEIVED OF _____

FOR _____

BOOK 10032 PG 795

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
107950.00
CDN TX 399.23
PRFEE 1.00
WDEED 8.00
TOTAL 408.23
CHECK 408.23

05/01/96 01 08:29 0001 6168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176733
IDENTIF. ↑ REFERENCE

96 MAY -1 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034206