BOOK 10038 PG 810

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: October 17, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCH-US-96-153

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lewis BeCoats, III (NAME) | Franklin American Mortgage (NAME) | 164-13-26 |
| 5608 Cedar Ash Crossing (ADDRESS) | 214 Overlook Circle, Ste 150 (ADDRESS) | |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP) | Brentwood, TN 37024 (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 Lewis BeCoats, III, a single person

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:

Being Lot No. 321 on the Plan of Asheford Crossing, Section One, a Planned Unit Development, as of record in Plat Book 7900, Page 937, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Phillips Builders, Inc. by Installment Deed from Luther A. Hill, Oly R. Hill and Charles W. Hill, of record in Deed Book 9336, Page 227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9651, Page 900, Deed Book 9980, Page 482 (1st Amendment), Deed Book 9651, Page 925 (By-laws), Deed Book 9336, Page 238 (Restrictions), Register's Office of said County.

This conveyance is subject to a Power Line Easement (has been abandoned by holder of easement) of record in Deed Book 1224, Page 257, Register's Office for said County.

This conveyance is subject to a Dedication of Easements and Sewers Reimbursement Agreement of record in Deed Book 9336, Page 238, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5608 Cedar Ash Crossing, Antioch, Tennessee 37013
(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 April 19 96

Phillips Builders, Inc.
By: Ruth Malatak
Ruth Malatak, Vice President

BOOK 10038 PG 811

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 Oct. 17, 1998

_____
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 Ruth Malatak and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, and corporation, and that he as such 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 Ruth Malatak as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 30th day of April 19 96 .

My commission expires October 17, 1998

_____
Notary Public

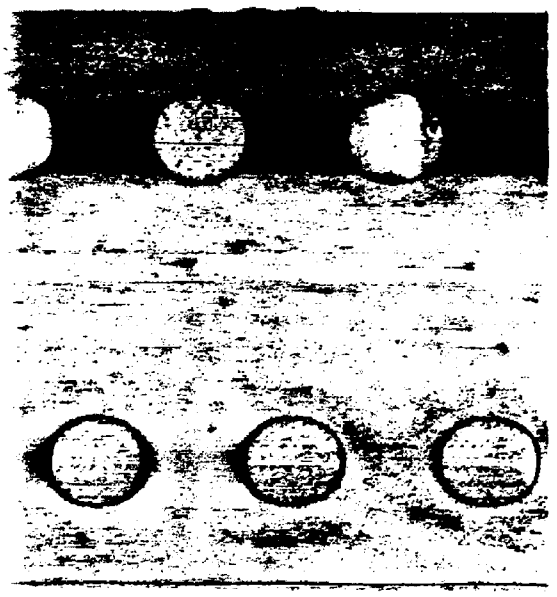
0178290
IDENTIF A REFERENCE

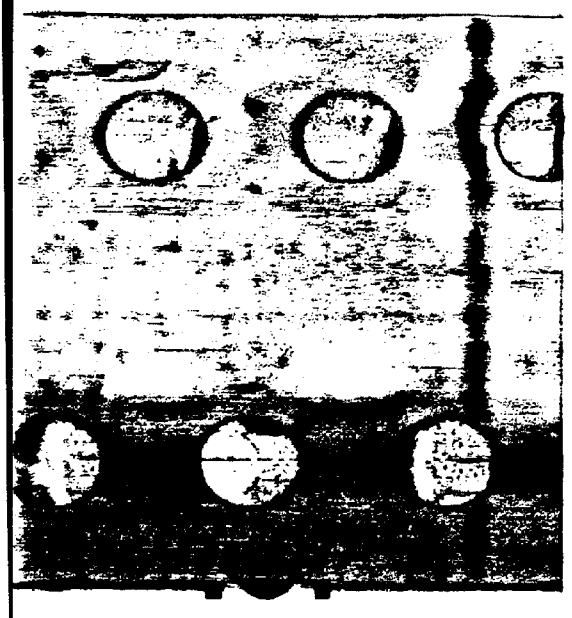
96 MAY -3 AM 11:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

**RETURN TO:**
**TITLE CONNECTION, INC.**
1187 Vultee Boulevard
Nashville, Tennessee 37217

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

7800 05/03 CRT 001 CHECK 418.96





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

RECEIVED OF _____

FOR _____

BOOK 10038 PG 812

| | | |
|---|---|---|
| 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
110800.00
CON TX 409.96
PRFEE 1.00
MIEED 8.00
TOTAL 418.96
CHECK 418.96
05/03/96 01 11:10 0001 7800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178290
IDENTIF. ← REFERENCE

96 MAY -3 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1035829