BOOK 10043 PG 697

14-A

WARRANTY DEED

LILLIAN K. BOYLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,574.00

Leigh Ann Gunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 19 96

Lillian K. Boyles
Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DWAYNE M. GUNTER (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 150-12A
2024 Leatherbury Court (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 029.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	02DX-02581

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 DWAYNE M. GUNTER AND WIFE, LEIGH ANN GUNTER

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 in Davidson County, Tennessee, being Lot No. 704 on the Plan of Somerset, Phase IV, a Planned Unit Development of record in Plat Book 7900, page 978 & 979, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Philhall Corporation and Randall Phillips Builders Corporation, by Deed from Carl J. Strassle and wife, Sandra G. Strassle, of record in Book 5172, Page 405, Register's Office for Davidson County, Tennessee.

Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Compand and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, page 203, Register's Office of Davidson County, Tennessee, dated June 30, 1987.

This conveyance is subject to Declaration of Covenants of record in Book 7619, page 647, amended in Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 755, Book 9072, page 572, Book 9245, page 332, and Book 9696, page 654, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( ) This is improved (X) property, known as 2024 Leatherbury Court, Antioch, TN 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 3rd day of May 19 96

PHILLIPS BUILDERS, INC.

By: Ruth Malatak

Ruth Malatak, Vice President

BOOK 10043 PG 698

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 _____

_____
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 her oath(s) acknowledged herself to be the Vice President and _____ respectively of the PHILLIPS BUILDERS, INC. the within named bargainor, and corporation, and that she 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 NASHVILLE, TN on this the 3rd day of May 19 96 .

My commission expires 7/26/97

_____
Notary Public

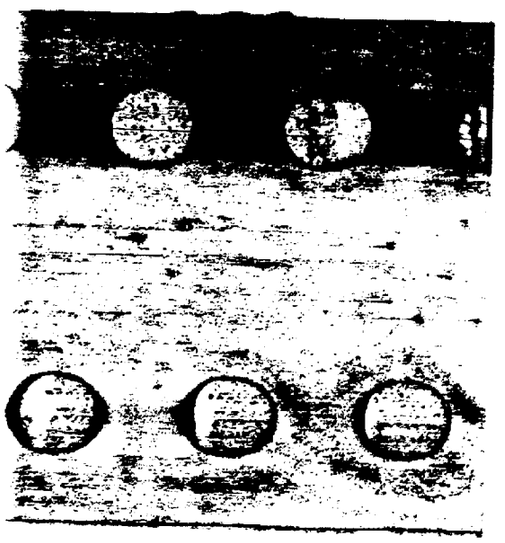
JOHN T. COX
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

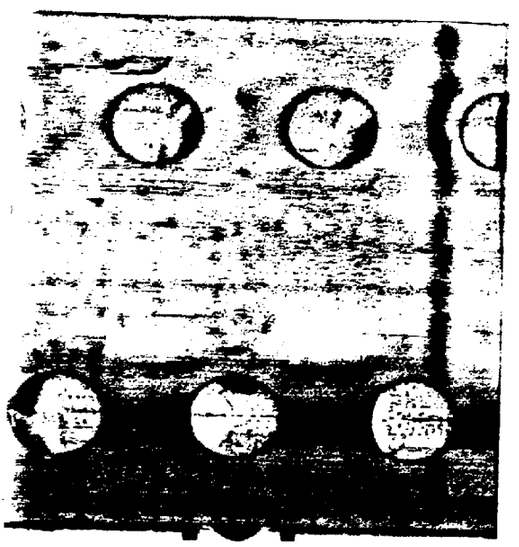
0179737
IDENTIF. ↑ REFERENCE

96 MAY -8 AM 8:46

REGISTER
DAVIDSON COUNTY, TN.

7350 05/08 0101 CHECK 555.02





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

RECEIVED OF _____

FOR _____

BOOK 10043 PG 699

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	
				147574.00
			CON TX	546.02
			PRFEE	1.00
			MDEED	8.00
			TOTAL	555.02
			CHECK	555.02
05/08/96	01		08:49 0001	9390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179737
IDENTIF. # REFERENCE

96 MAY -8 AM 8:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1037393