47

BOOK 10058 PG 712

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,730.00

Terisa D. Rosevear
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Terisa D. Rosevear (NAME)	North American Mortgage Company (NAME)	MAP 164
5737 Cedar Ash Crossing (ADDRESS)	P. O. Box 808014 (ADDRESS)	PARCEL 3
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Petaluma, CA 94975-8014 (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. a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terisa D. Rosevear, an unmarried woman

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. 274 on the Plan of Section One, Asheford Crossing, of record in Book 7900, Page 937, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Phillips Builders, Inc. by deed from Luther A. Hill, Oly R. Hill and Charles W. Hill as Co-Trustees of record in Book 9336, page 227, Register's Office for Davidson County, Tennessee.

0184454
IDENTIF. ↑ REFERENCE

96 MAY 23 AM 10:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4569 05/23 0101 03CHECK 581.51

unimproved ( )
This is improved (X) property, known as 5737 Cedar Ash Crossing, 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 17th day of May 19 96

Phillips Builders, Inc. A Tennessee Corporation
By:
Ruth Malatak, Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 10058 PG 713

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

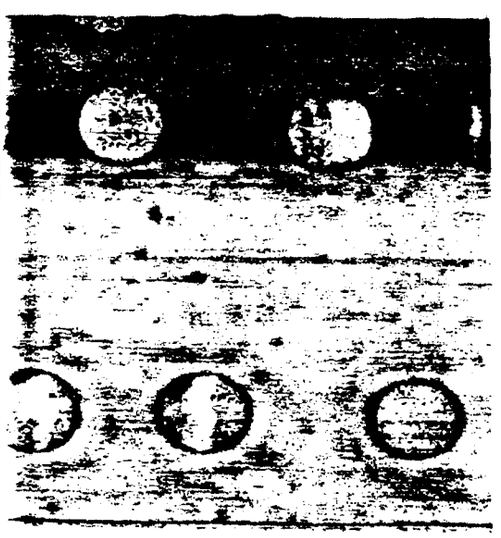
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Phillips Builders, Inc. the within 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 _____.

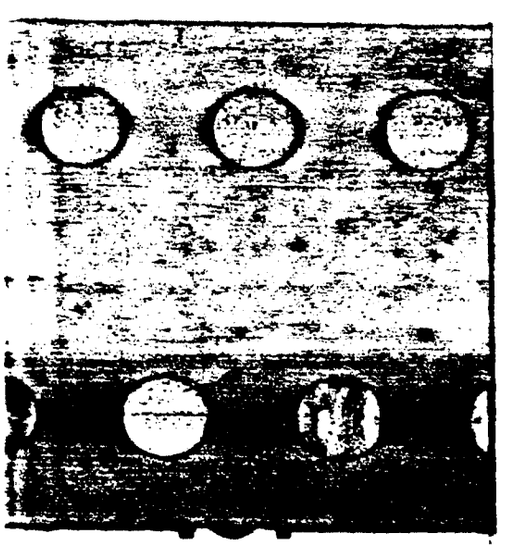
Witness my hand and official seal at office at Goodlettsville, TN on this the 17th day of May 19 96.

My commission expires May 24, 1997

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TE





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

RECEIVED OF _____

FOR _____

BOOK 10058 PG 714

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 154730.00
CON TX 572.51
PRFEE 1.00
MDEED 8.00
TOTAL 581.51
CHECK 581.51

05/23/96 01 10:55 0001 4569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184454
IDENTIF. ↑ REFERENCE

96 MAY 23 AM 10: 51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042504