0197402

IDENTIFICATION/REFERENCE

57

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL (JAG)
Attorneys at Law
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

96 JUN 27 PM 12:48

REGISTER
DAVIDSON CO. TN.

FROM: **DESSIE BELL FOSTER and husband, CLIFFORD FOSTER** ("GRANTORS")

TO: **PHILLIPS BUILDERS, INC.** ("GRANTEE")

BK 10100 PG 553

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP AND PARCEL NUMBER:**
Phillips Builders, Inc. 2910 Kraft Drive Nashville, Tennessee 37204	Same	Map 98 Parcel 116

3534 06/27 0101 DEDHED 131.75

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DESSIE BELL FOSTER and her husband, CLIFFORD FOSTER**, do hereby bargain, sell, convey, transfer and confirm unto **PHILLIPS BUILDERS, INC.**, its successors and assigns, all of their interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the property described as Tract Three according to a survey by Anderson, Delk & Associates, Inc. dated June 5, 1996 and described as follows:

Being a 3.000 more or less acre tract of land lying in the 13th Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Dessie Bell Foster and her husband, Clifford Foster, as evidenced by instrument of record in Deed Book 4370, page 356, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Starting at an iron pin set on the easterly margin of New Hope Road (50' Right of Way), said point being the most northwesterly corner of the plan of "Hunter's Point Subdivision", of record in Book 5200, page 736, Register's Office Davidson County, Tennessee;

Thence with said margin of New Hope Road, North 05 Degrees 29 Minutes 21 Seconds East a distance of 237.40 feet to the Point of Beginning;

Thence continuing with said margin of New Hope Road, North 05 Degrees 29 Minutes 21 Seconds East a distance of 150.00 feet to a point;

Thence leaving said margin of New Hope Road and with the southerly line of the Gloria J. Hall Property of record in Deed Book 4928, page 233, Register's Office Davidson County, Tennessee, South 84 Degrees 27 Minutes 09 Seconds East a distance of 871.33 feet to a point;

Thence with the common line of the herein-described tract and the remaining Ola Mai Rogers Property of record in Deed Book 4242, page 942, Register's Office Davidson County, Tennessee, South 05 Degrees 29 Minutes 21 Seconds West a distance of 150.00 feet to a point;

: 10100-854

Thence continuing North 84 Degrees 27 Minutes 09 Seconds West a distance of 871.33 feet to the Point of Beginning, containing 130,700 square feet or 3.000 acres, more or less.

This legal description was prepared by Mark E. Lowrance, Registered Land Surveyor No. 1660, c/o Anderson-Delk & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, Tennessee 37211, under Job No. 94-133, dated June 5, 1996.

Being the same property conveyed to Dessie Bell Foster and husband, Clifford Foster by deed from Robert Rogers and wife, Ola Mai Rogers of record in Book 4370, page 356, said Register's Office.

This property is also known as Route 1, New Hope Road, Hermitage, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said GRANTEE, its successors and assigns in fee simple forever.

The said GRANTORS do hereby covenant with the said GRANTEE that the title and quiet possession thereto they will warrant and defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

WITNESS our hands this 24 day of June, 1996.

Dessie Bell Foster

Dessie Bell Foster

Clifford Foster

Clifford Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Renee Childress, a Notary Public in and for said County and State, the within named, **DESSIE BELL FOSTER**, the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of June, 1996.

Renee Childress
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 27, 1999

BK 10100 PG 855

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Renee Childress, a Notary Public in and for said County and State, the within named, **CLIFFORD FOSTER**, the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of June, 1996.

Renee Childress
NOTARY PUBLIC

RENEE CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 37,500.00.

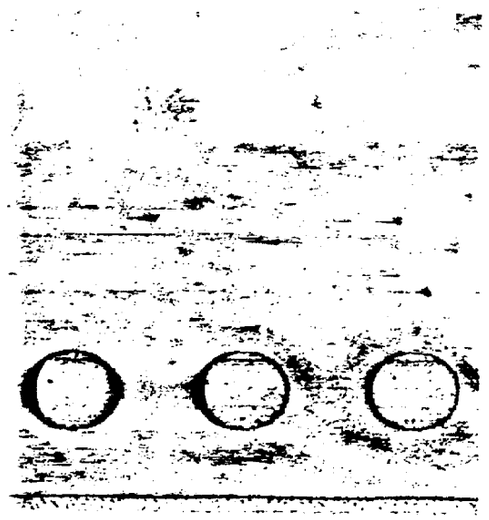
AFFIANT

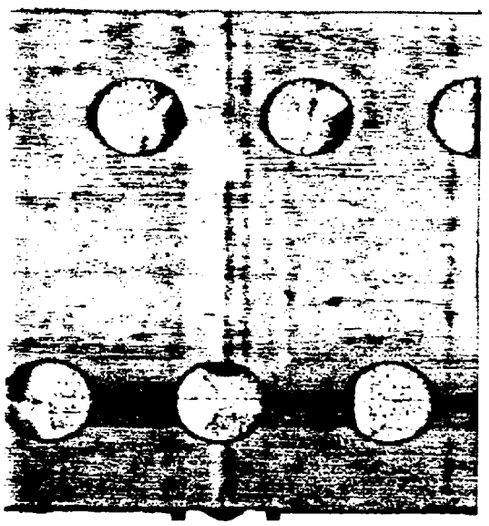
Subscribed and sworn to before me, this 27th day of June, 1996.

NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/97





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

RECEIVED OF _____

FOR _____

BOOK 10100 PG 856

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	37500.00
			CON TX	138.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	151.75
			CHECK	151.75
06/27/96	01		12:52 0001	8534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197402
IDENTIF. # REFERENCE

96 JUN 27 P1112:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056288