Box 11

BOOK 10270 PG 205

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 288,400.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van Phillips, Jr. (NAME)	Guaranty Trust Company (NAME)	70-2-104
612 Tosha Court (ADDRESS) 37218 P	726 South Church Street (ADDRESS)	
Nashville, Tennessee ~~37209~~ (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (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, Cardinal Construction, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van Phillips, Jr., unmarried

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 9 on the Plan of Tosha's Court, Section Three, of record in Book 9700, Page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AUDIE J. JOHNSON by deed from WIILIAM A. THOMAS AND WIFE GAYLA B. THOMAS of record in Book 9504, Page 93, said Register's Office.

RE-RECORD
BOOK 10325 PG 706

6709 01/22 0101 03CHECK 8.00

0265930
IDENTIF. ↑ REFERENCE

RE-RECORD
97 JAN 22 AM 9:55
[illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 612 Tosha Court, Nashville, Tennessee ~~37209~~ 37218 P
(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 October 19 96

Cardinal Construction, Inc.
By:
Audie J. Johnson, President

BOOK 10270 PG 206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cardinal Construction, Inc.

the bargainor _____ 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October 19 96.

Commission expires January 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Audie J. Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Cardinal Construction, Inc. the within named bargainor, and corporation, and that he as such 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 Audie J. Johnson as such President, and attesting the same by the said _____ as such _____.

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

My commission expires 1/24/98

Notary Public

RE-RECORD
BOOK 10325 PG 707

9089 11/25 0101 03CHECK 336.08

02499959
IDENTIF. & REFERENCE

96 NOV 25 PM 2:08

REGISTER
DAVIDSON COUNTY, TN.