BC413

052 [illegible]

This Instrument Was Prepared By
DENNEY, LATKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6124 PAGE 869

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 1983

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 27, 1986

(AFFIX SEAL)

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Allen Stegall et ux (NAME)	Fidelity Federal Savings and Loan Assn. (NAME)	Map 86-7
1141 Jacksons View Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 26
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. ALLEN STEGALL AND WIFE DEBBIE A. STEGALL

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. 65 on the Plan of Jackson's Retreat Phase I, Section Two, of record in Book 5200, pages 334, and 335, said Register's Office, as amended in Book 5972, page 96, said Register's Office.

Said Lot No. 65 fronts 78.98 feet on the southerly side of Jackson's View Road and runs back 138.1 feet on the easterly line of 145.94 feet on the westerly line to a line in the rear which measures 79.37 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from First American Bank of Nashville, of record in Book 5584, page 274, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1141 Jacksons View Road (House Number) (Street) Hermitage, TN 37076 (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 25th day of August, 19 83

Randall Phillips Builders, Inc.

By: Vice President

STATE OF TENNESSEE
Davidson County

BOOK 6124 PAGE 870

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, 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
Davidson County

Before me, Robert W. Thurman, Jr., a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice President of the Randall Phillips, Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Timothy J. Ferguson as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of August, 1983.

My commission expires My Commission Expires JULY 27, 1985

Robert W. Thurman, Jr.
Notary Public

ROBERT W. THURMAN, JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

Loan No. 620028-5

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

H. Allen Stegall and wife

Debbie A. Stegall

H 7 0 0 4 5

IDENTIF. REFERENCE

AUG 29 2 27 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

3246 08/29 163.28- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6124 PAGE 871

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

60350.00- CO
156.78 CO TX
.50 PRFEE
6.00 WDEED
CHECK 163.28-
3246A08/29/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.0 0 4.5

IDENTIF. REFERENCE

AUG 29 2 27 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 974668