550047-5

FORM NO. WD-1

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

BOOK 6205 PAGE 514

This instrument prepared by
NANCY, LEGGETT & CHERNAU
216 First Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

Donald J. Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 83

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Nelson et ux (NAME)	Fidelity Federal Savings and Loan Ass (NAME)	Map 150-7-181
3140 Country Meadows (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2D-73139

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 DONALD J. NELSON AND WIFE, NANCY J. NELSON

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. 210, on the Plan of The Country, Section Five, as of record in Book 5200, pages 271 and 272, said Register's Office, described as follows:

Said Lot No. 210 fronts a total of 79.52 feet on the southwesterly side of Country Meadow Road, and runs back 129.71 feet on the southeast line, and 142.9 feet on the northwest line, to a line in the rear which measures 116.32 feet thereon.

Being a part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corp., A Tennessee Corporation of record in Book 5579, page 956, said Register's Office.

H 9 4 9 3 9

IDENTIF. REFERENCE

DEC 30 2 59 PM '83

REGISTER DAVIDSON COUNTY TN

CHECK

This is unimproved ( ) improved (X) property, known as 3140 Country Meadows (House Number) (Street) Antioch, (P. O. Address) Tn.. 37013 (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 29th day of December, 19 83

RANDALL PHILLIPS BUILDERS, INC.

By:

STATE OF TENNESSEE
Davidson County

BOOK 6205 PAGE 515

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, Judy Anderson, a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the Vice-President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such Vice-President and _____, 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 29th day of December, 19 83

My commission expires My Commission Expires AUG. 15, 1987

Judy Anderson
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Donald J. Nelson and wife,
Nancy J. Nelson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6205 PAGE 516

6205 - 516

RECEIVED OF _____

FOR _____

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

76900.00- CAMT.
199.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 206.44-
3183A12/30/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 9 3 9

IDENTIF. REFERENCE

DEC 30 2 59 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 3693