550057-0

FORM NO. WD-1

Fidelity Federal Savings and Loan Association of Nashville

This Instrument Was Prepared By
KENNEY, LACKEY & CULBREAU
218 Third Avenue North
Nashville, Tennessee 37201

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Jeffrey C. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 84

Barbara J. Whittaker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires APRIL 19, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
NAME		ADDRESS
ADDRESS NEW OWNER (S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Jeffrey Clay Phillips et ux (NAME)	Fidelity Federal Savings and Loan (NAME)	150-7-178
3132 Country Meadow Road (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-73141

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 JEFFREY CLAY PHILLIPS AND WIFE, CHERYL WEBER PHILLIPS

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. 212, on the Plan of The Country, Section 5, of record in Book 5200, pages 271, and 272, Register's Office for Davidson County, Tennessee.

Said Lot No. 212 fronts 80.0 feet on the southwesterly side of Country Meadow Road, and runs back between lines measuring 129.77 feet on the northwesterly line and 129.83 feet on the southeasterly line to a line in the rear which measures 80.0 feet thereon.

Being 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.

10586

IDENTIF. REFERENCE

JAN 31 @ 2 3 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

01/31-2:24 CHECK

This is unimproved ( ) improved (X) property, known as 3132 Country Meadow Road Antioch, Tennessee 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 27th day of January, 1984

Randall Phillips Builders, Inc.

By: Timothy J. Ferguson, Vice President

9899

STATE OF TENNESSEE
Davidson County

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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, the undersigned, 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 27th day of January, 1984.

My commission expires My Commission Expires APRIL 19, 1987

Barbara J. Mitchell
Notary Public

BARBARA J. MITCHELL NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Jeffrey Clay Phillips and wife,
Cheryl Weber Phillips

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			74900.00- CAMT.	
			194.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.24-
9899A	01/31/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

100586

IDENTIF. REFERENCE

JAN 31 9 29 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 10208