BOOK 13

550202-6

FORM NO. WD-1

BOOK 5346 PAGE 748

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 1984.

Notary Public

MY COMMISSION EXPIRES: 1-19-88

(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
Charles W. Kirkland, Jr. et ux (NAME)	Fidelity Federal S & L Association (NAME)	150-10-50
3008 Stone Bridge Rd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-69400
Antioch, TN 37013 (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 CHARLES W. KIRKLAND, JR. AND WIFE, ELIZABETH A. KIRKLAND

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. 247 on the Plan of Towne Village of The Country, Section 3, as of record in Book 5200, pages 268 and 269, said Register's Office.

Said Lot No. 247 fronts 49.49 feet on the northerly side of Stone Bridge Road and fronts 75.64 feet on the easterly side of Stone Bridge Court, said frontages being joined by a curve which measures 39.27 feet, and runs back 102.0 feet on the westerly line and 91.06 feet on the northerly line to a point of intersection.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corp. as of record in Book 5250, page 797, said Register's Office.

FILED FOR RECORD FOR THE REGISTER DAVIDSON COUNTY, TN
JUL 26 2 49 PM '84

IDENTIF. REFERENCE

I 3894.3

07/26/84 105 CHECK

This is improved (X) unimproved ( ) property, known as 3008 Stone Bridge Rd. (House Number) (Street) Antioch (P. O. Address) (City or Town) 37013 (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 hand this 24th day of July, 19 84

RANDALL PHILLIPS BUILDERS, INC.

By:

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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Timothy J. Ferguson

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President _____ of the Randall Phillips Builders, Inc. a corporation, and that he as such Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 19 84.

Jane Thomas Notary Public

Commission Expires 1-19-88

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Charles W. Kirkland, Jr. and wife,
Elizabeth A. Kirkland

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6346 PAGE 750

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
			65600.00- CAMT.	
			170.56 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 177.06-	
7150A07/26/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 8 9 4 3

IDENTIF. REFERENCE

JUL 26 2 49 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0056105