FORM NO. WD-1

BOOK 5399 PAGE 587

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 $59,900.00

Alan C. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 1984

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 27, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan C. Brown et ux (NAME)	Fidelity Federal S & L Association (NAME)	86-93 4D-400
1252 Jacksons Hill Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	86-92 4D-5535
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	86-191 4D-5514

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 ALAN C. BROWN AND WIFE, ROBERTA L. N. Brown

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. 86 on the Plan of Jackson's Retreat, Phase 2, of record in Book 5200, page 673, said Register's Office.

Said Lot No. 86 fronts 65.0 feet on the northerly side of Jackson's Hill Road and runs back 146.59 feet on the westerly line and 159.14 feet on the easterly line to a line in the rear which measures 66.20 feet thereon.

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

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
Oct 9 2 15 PM '84
REGISTER

IDENTIF. REFERENCE

15 5 2 7 9

This is unimproved ( ) improved (X) property, known as 1252 Jacksons Hill Road (House Number) (Street) Hermitage, Tennessee 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 3rd day of October, 19 84

RANDALL PHILLIPS BUILDERS, INC.
By: Vice President

7.25

BOOK 5393 PAGE 588

STATE OF TENNESSEE
Davidson County

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

~~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 on this the 3rd day of October, 19 84.

My commission expires My Commission Expires JULY 27, 1986

_____
Notary Public

ROBERT W. THURMAN, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON COUNTY

Loan #01-550284-7

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Alan C. Brown and wife, Roberta Brown

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6393 PAGE 589

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

59900.00- CAMT.
155.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.24-
7086A10/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 5 2 7 9

IDENTIF. REFERENCE

OCT 9 2 15 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0075428