FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

50310-7

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
KATHLEEN J. IGNAR (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSOC. (NAME)	To be
408 Scenicway Knob (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	assigned
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6431 PAGE 436

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 NAMED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said KATHLEEN J. IGNAR, UNMARRIED AND JEFFREY A. HALL, UNMARRIED as joint tennants with right of survivorship.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103 ON THE PLAN OF JACKSON'S RETREAT, PHASE 2, OF RECORD IN BOOK 5200, PAGE 673, SAID REGISTER'S OFFICE.

SAID LOT NO. 103 FRONTS 32.88 FEET ON THE SOUTHWESTERLY SIDE OF SCENICWAY KNOB AND RUNS BACK 120.0 FEET ON THE NORTHERLY LINE AND 192.84 FEET ON THE NORTHWESTERLY LINE AND 315.0 FEET ON THE SOUTHEASTERLY LINE TO A BROKEN LINE IN THE REAR WHICH MEASURES 270.56 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.

FILED FOR RECORD AND REGISTERED
DAVIDSON COUNTY, TN
Nov 21 3 02 PM 1984

IDENTIF. REFERENCE

I 6 5 1 5 0

unimproved ( )
This is improved (X) property, known as 408 Scenicway Knob (House Number) (Street)
Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 14th day of NOVEMBER, 19 84.

X

RANDALL PHILLIPS BUILDERS, INC. BY TIMOTHY J. FERGUSON, VICE PRESIDENT

CHEC 11/2 TAL 213

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6431 PAGE 437

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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, a Notary Public of 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 _____ to be the VICE PRESIDENT respectively of RANDALL PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that TIMOTHY J. FERGUSON as such VICE PRESIDENT executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said TIMOTHY J. FERGUSON as VICE PRESIDENT

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 14th day of NOVEMBER, 19 84.

Robert W. Thurman Jr. Notary Public

Commission expires My Commission Expires JULY 27, 1986

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 67,165.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Kathleen J. Ignar

Sworn to and subscribed before me
this 14th day of NOVEMBER, 19 84.

My commission expires My Commission Expires JULY 27, 1986 Notary Public Robert W. Thurman Jr.

NOTARY PUBLIC

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T

Name Address

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO KATHLEEN J. IGNAR

550310-7

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6431 PAGE 438

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67165.00- CAMT.	
			174.72 CSTAX	
			.60 PRFEE	
			6.00 WDEED	
			CHECK	181.22-
9131411/21/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 5 1 5 0

IDENTIF. REFERENCE

NOV 21 3 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0087114