B044

MAP 26-6
PARCEL 53

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6448 PAGE 787

The actual consideration or value, whichever is greater, for this transfer is $61,000.00 .

H. Edward Phillips
Affiant

Subscribed and sworn to before me this the 12th day of December, 1984.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
H. Edward Phillips (Name)	"OWNERS" (Name)
2910 Kraft Drive (Street Address)	(Street Address)
Goodlettsville, Tn 37207 (City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, RANDALL PHILLIPS BUILDERS, INC., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto H. EDWARD PHILLIPS and wife, JANICE E. PHILLIPS, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 103 on the Plan of Windsor Green, Phase I, Section I, of record in Book 6250, Page 31, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Deeds from F. Clay Bailey, Jr., Trustee, with full power, of record in Book 6100, Page 615, and Book 6100, Page 617, said Register's Office; and by Deeds of Correction of record in Book 6201, Page 391, Book 6297, Page 203, and Book 6297, Page 207, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 105 Wilshire Court, Goodlettsville, Tennessee 37072.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Windsor Green; and including the requirement that all owners of lots in Windsor Green be members of the Ashley Cluster Homes of Windsor Green Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantors and recorded in Book 6396, Page 547, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

12/14 155.10- CHECK

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2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Windsor Green, Phase I, Section I, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public.

4. Declaration, Conditions and Restrictions of Windsor Green Services Association of record in Book 6406, Page 929, Register's Office for Davidson County, Tennessee.

5. Declaration, Conditions and Restrictions of Ashley Cluster Homes of Windor Green Homeowners' Association of record in Book 6406, Page 950, said Register's Office.

6. By-Laws of Ashley Cluster Homes of Windsor Green Homeowners' Association of record in Book 6406, Page 963, said Register's Office.

7. The Grantor herein shall be responsible for the current years taxes.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns forever; and we do covenant with the said Grantee(s) 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 itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee(s), 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.

IN WITNESS WHEREOF, Randall Phillips Builders, Inc., has caused its name to be affixed hereto on this 12th day of December, 1984.

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T IDENTIF. REFERENCE

DEE 14 3 42 PM '84

FELIX A. WILSON JR. REGISTER DAVIDSON COUNTY, TN

RANDALL PHILLIPS BUILDERS, INC.

BY: _____
RANDALL PHILLIPS, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RANDALL PHILLIPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of RANDALL PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said RANDALL PHILLIPS, as such President.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 1984.

My Commission Expires: 2/19/88

_____
Notary Public

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

RECEIVED OF _____ BOOK 6448 PAGE 789

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
			6000.00 CAPT.	
			156.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	165.10-
			5550A12/14/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

Dec 14 3 42 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 93372