B0433

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John H. Holmes et ux	Same	2D-38300
(NAME)	(NAME)	
3320 Country Ridge Drive		150-3-139
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37210		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6483 PAGE 985

For and in consideration of the sum of Ten and ($10.00) no/100---------- DOLLARS

Cash in hand paid by the Grantee(s) herein and other good and valuable considerations, the receipt of which is hereby acknowledged,

Randall Phillips Builders,Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said John H. Holmes and wife, Barbara R. Holmes

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. 233, "The Country", Section Six-B, recorded in Book 5200, page 741, Register's Office for Davidson County, Tennessee, reference is hereby made to plan for a more complete and accurate description.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by Quitclaim Deed from Philhall Corp., of record in Book 6246, page 538, Register's Office for Davidson County, Tennessee.

This property is subject to restrictive covenants, proration of 1985 tax, easements and setback lines.

I 8 0 0 7 0

IDENTIF. REFERENCE

JAN 30 12 17 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3320 Country Ridge Drive (House Number) (Street)
Antioch, Tennessee 37210
(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 29th day of January, 19 85.

Randall Phillips Builders, Inc.

By: Timothy J. Ferguson, Vice President

BOOK 6483 PAGE 986

STATE OF TENNESSEE

COUNTY OF ____________

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 authority, a Notary Public of the State and County aforesaid, personally appeared Timothy J. Ferguson XXXXXX 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 XXX X respectively of Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that Timothy J. Ferguson as such Vice President XXXXXXX, 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 XXXXXXXXXXXXXXXXXXXXX XXXX XXXXXXXXXXX

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of January, 19 85.

[signature] Notary Public

Commission expires 1-18-87

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 76,900.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

[signature]

Sworn to and subscribed before me this 29th day of January, 19 85

My commission expires 1-18-87 Notary Public [signature]

This instrument was prepared by:	
William T. Bozeman, Atty.	344 4th Avenue North, Nashville, Tennessee 37219
Name	Address

7594 01/30 206.44 CHECK

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

John H. Holmes and wife, Barbara R. Holmes

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE..TICOR TITLE INSURANCE COMPANY

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6483 PAGE 987

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
			76900.00-	CAMT.
			199.94	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 206.44-
7594A01			1/30/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 0 0 7 0

IDENTIF. REFERENCE

JAN 30 12 17 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105102