Lot 13

L#550354-1

FORM NO. WD-1

BOOK 6490 PAGE 798

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,728.50

Judy A. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 7th DAY OF February 1985.

Teresa H. Smith
Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU 218 3rd Avenue North, Nashville, Tennessee 37219 P.O.Box 3429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Songer, II et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map150
308 Windsor Green Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	pt. of Parcel 47
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2D44100

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, PHILHALL CORP.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES W. SONGER, II AND WIFE, ELIZABETH G. SONGER

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. 550 on the Plan of Kensington of Priest Lake, Section One-B, of record in Book 6250, page 150, said Register's Office.

Said Lot No. 550 fronts 44.69 feet on the westerly side of Windsor Green Court and runs back 113.98 feet on the southeasterly line and 143.73 feet on the northerly line and 89.58 feet on the westerly line to a line in the rear on which it measures 158.38 feet thereon.

Being the same property conveyed to Philhall Corp. by deed from Randall Phillips Builders, Inc., of record in Book 6246, page 558, Register's Office for Davidson County, Tennessee.

I.B.2 4.2.5

T. IDENTIF. REFERENCE

FEB 11 2 24 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 308 Windsor Green Court, Antioch, Tennessee 37013
(House Number) (Street) (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 7th day of February, 1985

PHILHALL CORP.

By

STATE OF TENNESSEE
Davidson County

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391

02/11 315.12- CHECK

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, Judy S. Wells, 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 oaths~~) acknowledged (himself) (~~themselves~~) to be the Vice President and _____ respectively of the Philhall Corp. 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, Tennessee on this the 7th day of February, 19 85.

My commission expires 10-24-88

Judy S. Wells
Notary Public

WARRANTY DEED

FROM
Philhall Corp.

TO
Charles W. Songer, II and wife
Elizabeth G. Songer

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			118728.60-	CAMT.
			308.62	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 315.12-
0391A02/11/85				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:82425

IDENTIF. REFERENCE

FEB 11 2 24 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107811