6521 213

L# 540799-0

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Esther G. Phenicie (NAME)	Fidelity Federal Savings and Loan (NAME)	Map 163-11-B
105 Beech Forge Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 55
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	Part of 2DU 17960

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

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WARRANTY DEED

For and in consideration of the sum of -------TEN AND NO/100---------- ----------($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BELL FORGE VILLAGE ASSOCIATES, A Tennessee Joint Venture, by and between PATHVIEW, INC., A Tennessee corporation, and JNF CONSTRUCTION, INC., a Tennessee corporation,

have bargained and sold, and by these presents do transfer and convey unto the said ESTHER G. PHENICIE

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. 55 on the Plan of Bell Forge Village, Section IV, Second Revision, of record in Book 6250, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description; said description being incorporated herein by reference the same as if copied fully herein verbatim.

BEING part of the same property conveyed to Bell Forge Village Associates, a Tennessee Joint Venture, by and between Pathview, INc., a Tennessee corporation, and JNF Construction, Inc., a Tennessee corporation, by deed of record in Book 5984, page 415, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the above referenced Plan, as may affect the premises; and further to Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6040, page 538, as amended in Book 6350, page 858, and in Book 6306, page 644, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 105 Beech Forge Drive (House Number) (Street)
Antioch, Tennessee 37013 (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 27 day of March, 19 85.

PATHVIEW, INC.
By: Carl H. Vereen, PRES.
Carl H. Vereen, President

JNF CONSTRUCTION, INC.
By: Douglas S. Hale
Douglas S. Hale, President

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STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Brenda Franks Hale a Notary Public of the State and County aforesaid, personally appeared Carl H. Vereen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of the Pathview, Inc., a corporation and a joint venturer of the Bell Forge Village Associates, the within named bargainor, a joint venture, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 27 day of March, 1985.

Brenda Franks Hale
Notary Public

My commission expires: 4/2/85

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Sara K. Edson, a Notary Public of the State and County aforesaid, personally appeared Douglas S. Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of the JNF Construction, Inc., a corporation and a joint venturer of the Bell Forge Village Associates, the within named bargainor, a joint venture, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Franklin, Tennessee, this 27 day of March, 1985.

Sara K. Edson
Notary Public

My commission expires: 4-9-85

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Esther G. Phenicie

Sworn to and subscribed before me
this 27 day of March, 19 85.

My commission expires 10-24-88 Notary Public Judy S. Wells

This instrument was prepared by: Brenda Franks Hale
HALE & HALE, ATTORNEYS, 312 FIRST TENNESSEE BANK BLDG., FRANKLIN, TN 37064
Name Address

1925.60
IDENTIFICATION REFERENCE
Mar 28 2 39 PM 85
FELIX Z. WILSON J.P. REGISTER
DAVIDSON COUNTY, TN.

Fee 03/83 13.24 CHECK
WARRANTY DEED
FROM
BELL FORGE VILLAGE ASSOCIATES
TO
ESTHER G. PHENICIE

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

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

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RECEIVED OF _____

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

69900.CO- CAMT.
181.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.24-
3040A03/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 2 5 6 0

IDENTIF. REFERENCE

MAR 28 2 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120110