File Box 43

BOOK 6528 PAGE 872

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Dennis A. Staples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 85.

Shirley S. Dewin
Notary Public

MY COMMISSION EXPIRES 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Dennis A. Staples et ux	Third National Mortgage Company	26
(NAME)	(NAME)	
112 Habersham Court	P. O. Box 2628	5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN. 37072	Nashville, Tennessee 37219	GO8251
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis A. Staples and wife, Margaret L. Staples

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. 6 on the Plan of Resubdivision of Windsor Green, Section I, Phase I, of record in Book 6250, page 374, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 17.15 feet on the northerly margin of Habersham Court and extends back 145.54 feet on the westerly line and 161.35 feet on the easterly line to a dead line in the rear measuring 71.64 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey Jr., Trustee of record in Book 6100, page 617, said Register's Office and by deed from Deeds of Correction of record in Book 6201, page 391 and Book 6297, page 207, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing restrictions and easements of record.

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN
APR 4 11 51 AM '85

IDENTIFICATION REFERENCE

19434

CHECK
This is improved (XX) property, known as 112 Habersham Court, Goodlettsville, TN. 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 ti, 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 29th day of March, 19 85

Randall Phillips Builders, Inc.
By:
Timothy J. Ferguson, Vice President
Attest:

04/04 149.24-
5207

STATE OF TENNESSEE
Davidson County

BOOK 6520 PAGE 873

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
County of Davidson

Before me, ~~the undersigned~~ _____, a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson or proved to me upon the basis of satisfactory evidence ~~and~~ _____ (this oath) (himself) with whom I am personally acquainted and who upon ~~XXXXXXXXXXXXXXXXXX~~ acknowledged ~~XXXXXXXX~~(he) to be the Vice President ~~and~~ _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice President ~~and~~ _____ ~~XXXX~~, 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 on this the 29th day of March, 19 85.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Dennis A. Staples
Margaret L. Staples

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6525 PAGE 874

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

54900.00- CAMT
142.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.24-
5207A04/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 3 4 4

IDENTIF. REFERENCE

APR 4 11 51 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 122225