LP # 550416-S

FORM NO. WD-1

BK/14

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

BOOK 6549 PAGE 69

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau 218 3rd Ave. North Nashville, Tn 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Rose	Fidelity Federal Savings & Loan	Map GO-8251
(NAME)	(NAME)	
131 Brockhampton Court	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn. 37072	Nashville, Tennessee 37219	
(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 JOHN C. ROSE AND WIFE, TINA RENEE ROSE

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. 129 on the Plan of Windsor Green Phase 1, Section 1, as of record in Book 6250, page 31, said Register's Office.

Said Lot No. 129 fronts a total of 112.39 feet on the easterly side of Brockhampton Court and fronts 61.73 feet on the southerly side of Windsor Trace and runs back 91.86 feet on the southerly lot line and 80.00 feet on the easterly lot line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee, with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 615, as corrected in Book 6297, page 203, said Register's Office; and by deed from F. Clay Bailey, Jr., Trustee, with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 617, as corrected in Book 6201, page 391, and Book 6297, page 207, Register's Office for Davidson County, Tennessee.

J 0 1 9 1 8

IDENTIFICATION REFERENCE

MAY 6 9 04 AM '85

DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 131 Brockhampton Court, Goodlettsville, Tennessee 37072
(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 3rd day of May, 19 85

RANDALL PHILLIPS BUILDERS, INC.

By:

Timothy J. Ferguson, Vice-President

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared _____

Timothy J. Ferguson,

_____

_____

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 _____ of the Randall Phillips Builders, Inc.

a corporation, and that he as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May, 19 85.

Judy S. Weeks Notary Public

Commission Expires 10-24-88

WARRANTY DEED

FROM

TO

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

74150.CO- CAMT.
192.66 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 199.16-
4524A05/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J01918
Submitted Ref
May 6 9:04 AM 85
Felix Z. Wilson II Reg.
Dav. Cnty. Tn.

No. 131294