File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,200.00

+ Thomas K. Sanders, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 19 85.

Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

BOOK 6563 PAGE 119

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
Thomas K. Sanders, Jr. unmarried	Hardwick National Mortgage Company	26
(NAME)	(NAME)	
101 Hardwick Court	P. O. Box 2628	5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN. 37072	Nashville, Tennessee 37219	G08251
(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 Thomas K. Sanders, Jr. unmarried

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. 137 on the Plan of Windsor Green, Phase I, Section II, of record in Book 6250, page 45, Register's Office for said County.

Said Lot No. 137, being a corner lot, fronts 43.80 feet on the southerly margin of Windsor Trace and fronts 57.93 feet on the westerly margin of Hardwick Court, said frontages being joined by a curve measuring 44.44 feet; the southerly line of said lot 137 extends back 73 feet and intersects the westerly line which measures 73.40 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 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, Tennessee.

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

006856
IDENTIF. REFERENCE
MAY 22 1 15 PM '85
REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved XX property, known as 101 Hardwick Court, Goodlettsville, TN. 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 17th day of May, 19 85

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

STATE OF TENNESSEE
Davidson County

BOOK 6563 PAGE 120

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/~~ _____ with whom I am personally acquainted and who upon ~~(his oath)~~ ~~(their several oaths)~~ acknowledged ~~(himself)~~ ~~(themselves)~~ 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/~~ _____, 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 acknowledging the same to be the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 17th day of May, 19 ~~85~~.

My commission expires 11-1-87

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Thomas K. Sanders, Jr. unmarried

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 6563 PAGE 121

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

57200.00- CAMT.
148.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 155.22-
0506A05/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 8 5 6

IDENTIF. REFERENCE

MAY 22 1 15 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 137123