10 x 17
14357
330459-6
FORM NO. WD-1

BOOK 6571 PAGE 153

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Steven J. Delany
Affiant

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

James L. Stafford
Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Joseph Delany (NAME)	Fidelity Federal S & L Asso. (NAME)	86-4-17
1608 Rachel's Retreat Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	4D-228
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 Steven Joseph Delany and wife, Linda Lou Delany

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. 168 on the Plan of Rachel's Retreat, Phase 1, as of record in Book 5200, page 516, said Register's Office.

Said Lot No. 168 fronts a total of 66.02 feet on the southerly side of Rachel's Retreat Circle and runs back 185.95 feet on the westerly line and 160.0 feet on the easterly line to a line in the rear which measures 165.52 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of Nashville as of record in Book 5584, page 274, said Register's Office.

J 0 9 3 3 3

IDENTIF. REFERENCE

JUN 3 9 33 AM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1608 Rachel's Retreat Circle, Hermitage, Tennessee 37076
(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 his hand, this 29th day of May, 19 85

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

3566

STATE OF TENNESSEE
Davidson County

BOOK 6571 PAGE 154

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 20th day of May, 1985.

Commission Expires 10/4/88

James L. Stafford Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Steven Joseph Delany and wife, Linda Lou Delany

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6571 PAGE 155

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
			79900.00-	CAMT.
			207.74	CSTAX
			.50	PRFEE
			6.00	WDEED
				CASH 214.24-
		3566A06/03/85		BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0933

IDENTIF. REFERENCE

JUN 3 9 33 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 140106