FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN 13, 1987

(AFFIX SEAL)

B413

Loan #01-550462-2

BOOK 6583 PAGE 663

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
Charles L. Stevens (NAME)	Fidelity Federal S & L Asso. (NAME)	86-4-31
1613 Rachel's Retreat Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	4D-215
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 Charles L. Stevens and wife, Amy F. Stevens

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

Said Lot No. 187 fronts a total of 141.83 feet on the northerly side of Rachel's Retreat Circle and runs back130.0 feet on the westerly line and 151.50 feet on the northeasterly line to a point of intersection.

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 1 3 5 5 4

IDENTIF. REFERENCE

JUN 17 2 01 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 1613 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 31st day of May, 19 85

Randall Phillips Builders, Inc.

By:

3967

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, Judy Anderson 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, Tenn., this 31st day of May, 19 85.

My Commission Expires JAN. 18, 1987

Judy Anderson Notary Public

Commission Expires _____

JUDY ANDERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Charles L. Stevens and wife, Amy F. Stevens

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6583 PAGE 665

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
			83100.00- CAMT.	
			216.06 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	222.56-
8907A06/17/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 3 5 5 4

IDENTIF. REFERENCE

JUN 17 2 01 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 145319