THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

6548

ADDRESS NEW OWNER:
Sherry Kelley
1205 Jackson's Hill Road
Hermitage, TN. 37076

SEND TAX BILLS TO:
Atlantic Coast Mortgage
Company
3819 South George Mason Drive
Baileys Crossroads, VA> 22041

MAP-PARCEL NUMBERS:
MAP 86-7
PARCEL 119
4D-90300

WARRANTY DEED

BOOK 6584 PAGE 540

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randall Phillips Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sherry Kelley, unmarried hereinafter called the Grantee, Grantee's 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. 115 on the plan of Phase II, Jackson's Retreat, a Planned Unit Development, of record in Book 5200, page 673, Register's Office for said County.

SAID Lot No. 115, which is a corner lot, fronts 51.64 feet on the southeasterly margin of Jackson's Hill Road and fronts 70.00 feet on the northeasterly margin of Presidential Trace, said frontages being joined by a curve having a length of 34.03 feet, and extends back 93.00 feet on the northeasterly line and 131.34 feet on the broken southeasterly line to a point of intersection.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of Nashville, of record in Book 5584, page 274, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6176, page 939, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 1205 Jackson's Hill Road, Hermitage, TN. 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of June, 19 85.

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

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6584 PAGE 541

Before me, the undersigned, of 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 President (or other officer authorized to execute the instrument) of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of June, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 69,950.00.

Sherry Kelley
Affiant

Subscribed and sworn to before me, this the 14th day of June, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Randall Phillips Builders, Inc.

to:
Sherry Kelley, unmarried

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

N 23690

RECORDED
DAVIDSON COUNTY, TN
'85 JUN 18 AM 11 19

IDENTIF. REFERENCE

J 138623

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6584 PAGE 542

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			69950.00- CAMT.	
			181.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	188.24-
9238A06/18/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 3. 8 2 3

IDENTIF. REFERENCE

JUN 18 11 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 145643