Box 14
1616
556523-9

FORM NO. WD-1

BOOK 6619 PAGE 509

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Marvin D. Poenitske
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1985.

Notary Public

MY COMMISSION EXPIRES: 4/22/88

(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
Marvin D.Poenitske (NAME)	Fidelity Federal Savings & Loan (NAME)	P/O 150-41
3268 Town Village Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-38160
Antioch, Tennessee 37013 (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 Marvin D.Poenitske and wife, Jeanette F. Poenitske

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. 557 on the Plan of Towne Village of The Country, Section Four-A, as of record in Book 6250, pages 20 and 21, said Register's Office.

Said Lot No. 557 fronts a total of 113.00 feet on the westerly side of Towne Village Road and runs back 155.09 feet on the northerly line and 150.00 feet on the southerly line to a line in the rear which measures 42.62 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corp. as of record in Book 5508, page 923, said Register's Office.

2.5.1.2.2

IDENTIFICATION REFERENCE

AUG 1 9 58 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3268 Town Village Road, Antioch, Tennessee 37013
(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 July, 19 85

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

STATE OF TENNESSEE
Davidson County

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~~, ~~Tenn.~~, this ~~31st~~ day of ~~July~~, 19~~85~~

Commission Expires 10/24/88

~~Notary Public~~

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Marvin D.Poenitske and wife,
Jeanette F. Poenitske

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6619 PAGE 511

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

69900.00- CAMT.
181.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 180.24-
3236A08/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25122

IDENTIFICATION REFERENCE

AUG 1 9 58 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159304