6041 4

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK C773 PAGE 93

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Carl E. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 24th DAY OF January 19 86

Notary Public

MY COMMISSION EXPIRES: 4-9-1988

(AFFIX SEAL)

2239
430547-1

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
Carl E. Phillips (NAME)	Fidelity Federal Savings & Loan (NAME)	98-1-45.00
5929 New Hope Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	4D-16418
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, Albert Joseph Dragotto and wife, Susan Rachel Dragotto

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl E. Phillips and wife, S. Doreen Phillips

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. 1 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, said Register's Office.

Said Lot No. 1 fronts 92.0 feet on the northeasterly side of New Hope Road and runs back 164.23 feet on the southeasterly lot line; 174.89 feet on the easterly lot line; 171.15 feet on the northwesterly lot line; and 108.95 feet southwesterly lot line to a line in the rear which measures 103.34 feet thereon.

Being the same property conveyed to Albert Jospeh Dragotto and wife, Susan Rachel Dragotto by deed from Randall Phillips Builders, Inc. as of record in Book 5885, page 827, said Register's Office.

7.2600

IDENTIFICATION REFERENCE

JAN 30 10 46 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 5929 New Hope Road, 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 their hands this 24th day of January, 19 86

~~Albert Joseph Dragotto~~ ~~Susan Rachel Dragotto~~

Albert Joseph Dragotto
by Susan Rachel Dragotto
Atty in Fact

Susan Rachel Dragotto

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Rachel Dragotto

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 19 86.

Notary Public

Commission Expires July 17, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Albert Joseph Dragotto and wife,
Susan Rachel Dragotto

TO
Carl E. Phillips and wife, S.
Doreen Phillips

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of January, 1986, before me personally appeared Susan Rachel Dragotto, to me known to be the person who executed the foregoing instrument in behalf of Albert Joseph Dragotto and acknowledged that she executed the same as the free act and deed of said Albert Joseph Dragotto.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 1986.

My Commission Expires: July 17, 1988

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6773 PAGE 98

FOR _____

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

8250.00- CONT.
214.50 CSTFY
.50 PRFE
6.00 MDCO
CHECK 821.00-
0364A01/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.22600

IDENTIFICATION REFERENCE

JAN 30 10 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215030

NASHVILLE BUSINESS FORMS INC