THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
file box 8/jcb

ADDRESS NEW OWNER:
John W. Dean
3448 Daisy Trail
Antioch, TN 37013

SEND TAX BILLS TO:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
150-8-9
2D-74685

WARRANTY DEED

BOOK 6789 PAGE 267

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 John W. Dean and wife, Joyce F. Dean 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. 296 on the plan of Section Seven-A, "The Country", of record in Book 6250, page 308, Register's Office for said County.

SAID Lot No. 296 fronts 74.33 feet on the northerly margin of Daisy Trail and extends back 160.53 feet on the easterly line and 130.00 feet on the westerly line to a broken line in the rear, measuring 133.13 feet thereon.

BEING part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by Installment Deed from Robert Leland Henley and wife, Dearah Hill Henley, of record in Book 4684, page 354, and by Installment Deed from John R. Creager, Jr., James Russell Creager, Richard H. Creager and William H. Creager, of record in Book 4805, page 551, both in said Register's Office. Philhall Corp. has since conveyed its interest in subject property to Randall Phillips Builders, Inc. by Quitclaim Deed of record in Book 6448, page 797, as corrected in Book 6488, page 928, both in said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 6482, page 682, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 3448 Daisy Trail, Antioch, TN 37013.

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 21st day of February, 19 86.

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

BOOK 6789 PAGE 268

STATE OF TENNESSEE
COUNTY OF Davidson

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 21st day of February, 1986.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $95,450.00.

John W Dean
Affiant

Subscribed and sworn to before me, this the 21st day of February, 1986.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

WARRANTY DEED

from:
ndall Phillips Builders, Inc.

to:
ohn W. Dean and wife, Joyce F.
Dean

FEB 25 10 20 AM '86
FELIX Z. HASLAM, REGISTER
DAVIDSON COUNTY, TN

IDENTIFY REFERENCE

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

78202

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

RECEIVED OF _____

FOR _____

BOOK 6789 PAGE 269

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
			95450.00- MRTG	
			246.04 MSTAX	
		VB	246.04- MSTAX	
			246.04 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	254.54-
7295402/25/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

		VB	95450.00 MRTG	
			95450.00- CRTG	
			CHECK	.00-
7296402/25/86			BAL	.00

7.8203

IDENTIFICATION REFERENCE

FEB 25 10 28 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

No. 221771