File Box 43

80 6793 360

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 86

Notary Public

MY COMMISSION EXPIRES 4-22-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Ruth M. Park (NAME)	Same (NAME)	60-20426
148 Champney Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	26-7
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	#27

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 RUTH M. PARK

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. 72 on the Plan of the Resubdivision of Windsor Green, Phase I, Section II, Lots 49-72, of record in Book 6200, Page 349, Register's Office for said County.

SAID Lot No. 72, being a corner lot, fronts 23.90 feet on the southerly margin of Champney Court and fronts 74.77 feet on the easterly margin of Windsor Trace, said frontages being joined by a curve measuring 37.50 feet; the easterly line of said Lot extends back 97.50 feet and intersects the southerly line which measures 57.30 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Trustee, of record in Book 6100, Page 670, and by Deeds of Correction, of record in Book 6201, Page 391, and Book 6297, Page 207, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Unimproved ( )
This Improved (X) property, known as 148 Champney Court (House Number) Goodlettsville, TN 37072 (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. Former, 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 unincumbered, 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 my hand this 27th day of February, 1986

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, 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____.

_____

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson or proved to me upon the basis of satisfactory evidence ~~and/~~ _____ with whom I am personally acquainted ~~and/~~ who upon ~~(their /several/ oaths~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the Vice President ~~and/~~ _____ ~~respectively~~ of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~/(they)~~ (he) as such Vice President ~~and/~~ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Timothy J. Ferguson as such Vice President, ~~/and attesting the same by the said as such/~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of February, 19 86.

My commission expires 4-20-86 Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Ruth M. Park

IDENTIFICATION REFERENCE

Mar 3 8 53 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

7.9.4 7.1

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5793 PAGE 362

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

58900.00- CAMT.
153.14 CSTAX
.50 PRFEE
6.00 WDEED.
CHECK 153.64-
B795A03/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.4.1

IDENTIFICATION REFERENCE

MAR 3 8 53 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223225