B04/14

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6794 PAGE 674

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 86

Notary Public

MY COMMISSION EXPIRES: July 17, 1988

(AFFIX SEAL)

2322
4305543

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
Patrick N. Goad (NAME)	Randall Phillips Builders, Inc. (NAME)	150-4-32
107 Wilshire Court (STREET ADDRESS OR ROUTE NUMBER)	2910 Kraft Drive (STREET ADDRESS)	2D-74194
Goodlettsville, Tennessee 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37204 (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 Patrick N. Goad and wife, Elaine W. Goad

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. 104 on the Plan of Windsor Green, Phase 1, Section 1, as of record in Book 6250, page 31, said Register's Office.

Said Lot No. 104 fronts 14.88 feet on the southwesterly side of Wilshire Court and runs back on a broken line for a total of 112.50 feet on the easterly lot line; runs back 115.12 feet on the southerly lot line; runs back 101.16 feet on the westerly lot line; and runs back 113.25 feet on the northerly lot line.

Being part of the same property conveyed to Randall Phillips Builders,Inc. by deed from F.Clay Bailey, Jr., Trustee, with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 615, as corrected in Book 6297, page 203, said Register's Office; and by deed from F. Clay Bailey, Jr., Trustee, with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 617, as corrected in Book 6201, page 391, and Book 6297, page 207, said Register's Office.

7.9889

IDENTIFICATION REFERENCE

MAR 3 4 05 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 107 Wilshire Court, Goodlettsville, Tennessee 37072
(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 26th day of February, 19 86

Randall Phillips Builders, Inc.

By:

STATE OF TENNESSEE
Davidson County

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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 26th day of February, 88

Commission Expires July 17, 1988 _____ Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Patrick N. Goad and wife, Elaine W. Goad

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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

68400.00- CAMT.
177.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.34-
5319A03/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.8.9.

IDENTIFICATION REFERENCE

MAR 3 4 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223737