2332
450019-9

B24/14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6795 PAGE 799

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 86

Notary Public

MY COMMISSION EXPIRES: July 17, 1988

(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
Kenneth B. Thomas (NAME)	Fidelity Federal Savings & Loan (NAME)	86-7-32
1117 Jackson's View Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	4D-1120
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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth B. Thomas

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. 71 on the Plan of Jackson's Retreat, Phase 1, Section 2, of record in Book 5200, pages 334 and 335, as amended in Book 5972, page 96, said Register's Office.

Said Lot No. 71 fronts 60.0 feet on the southeasterly side of Jackson's View Road and runs back 151.79 feet on the southwesterly line and 181.46 feet on the northeasterly line to a line in the rear which measures 93.0 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of Nashville as of record in Book 5584, page 274, said Register's Office.

80272

IDENTIFICATION REFERENCE

MAR 4 2 59 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1117 Jackson's View 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 his hand this 28th day of February, 19 86

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

03/04 183.24-CHECK

5725

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 28th day of February, 19 86

Commission Expires July 17, 1988 Susan Calvert Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Kenneth B. Thomas

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

6950 C O- CAMT.
181.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.24-
9762A63/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 2 7 2

IDENTIFICATION REFERENCE

MAR 4 2 59 PM 1986

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 224172