BOOK 6873 PAGE 446

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,900.00

Clifford S. Owens Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 86.

Notary Public

MY COMMISSION EXPIRES 3-11-90
(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
Clifford S. Owens, Jr. (NAME)	Security Federal Savings & Loan (NAME)	GO 20326
126 Habersham Court (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	26-6
Goodlettsville, TN (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	#13

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 Clifford S. Owens, Jr.

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

BEING Lot No. 13 on the Plan of Re-Subdivision of Windsor Green Phase Section 1 of Lots 1-18, of record in Plat Book 6250, Page 374, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 28.38 feet on the southerly margin of Habersham Court and extends back between lines 95.01 feet on the westerly line and 95.00 feet on the easterly line to a dead line in the rear, measuring 29.69 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by deed from F. Clay Bailey, Jr., Trustee, of record in Book 6100, Page 615, Register's Office for Davidson County, Tennessee, and corrected in Book 6297, Page 203, and Book 6100, Page 617, and corrected in Book 6201, Page 391, and further corrected in Book 6297, Page 207, Register's Office for Davidson County, Tennessee.

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

0 6 0 6 6

IDENTIFICATION REFERENCE

JUN 2 10 47 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

( ) unimproved
This is improved (X) property, known as 126 Habersham Court (House Number) (Street) Goodlettsville, TN 37076 (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 ti, 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 my hand this 30th day of May, 19 86

RANDALL PHILLIPS BUILDERS, INC.

By:
Timothy S. Ferguson, Vice President

STATE OF TENNESSEE
Davidson County

BOOK 6873 PAGE 447

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
DAVIDSON COUNTY

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 satisfacory evidence and _____ with whom I am personally acquainted/and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the Vice President /and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) (they) 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 30th day of May, 19 86.

My commission expires 3-11-90

_____
Notary Public

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

Clifford S. Owens, Jr.

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 6873 PAGE 448

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
			55900.00- CAMT.	
			145.34 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	151.34-
0222	06/02/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.6.0.6.

IDENTIFI REFERENCE

JUN 2 10 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253908