Box 14

BOOK 6958 PAGE 668 FORM NO. WD-1

3031
430648-0

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

James D. Griffith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 86

Notary Public

MY COMMISSION EXPIRES: 10-24-88

(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
James D. Griffith (NAME)	Fidelity Federal Savings & Loan (NAME)	86-7-151
1513 Market Square (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
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 James D. Griffith and Patricia A. Griffith

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. 219 on the Plan of Jackson's Retreat, Phase 5-B, as of record in Book 6250, page 851, said Register's Office.

Said Lot No. 219 fronts 65.50 feet on the southerly margin of Market Square and runs back 136.67 feet on the easterly lot line and runs back 150.00 feet on the westerly lot line to a line in the rear which measures 66.84 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.

35023

IDENTIFICATION REFERENCE

AUG 25 2 54 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as 1513 Market Square, 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 22nd day of August, 1986

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

08/25 213.47 CHECK

3970

STATE OF TENNESSEE
Davidson County

BOOK 6958 PAGE 669

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____.

Commission Expires _____ _____ Notary Public

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 ~~22nd~~ day of ~~August~~, 19~~86~~.

Commission Expires 10-24-88 Judy S. Hill Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
James D. Griffith and wife,
~~Patricia A. Griffith~~

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6958 PAGE 670

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

73900.00 CAMT
206.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 213.42
3976A08/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35023

IDENTIFICATION REFERENCE

Aug 25 2 54 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 286967