2999
550798-9

BOOK 6959 PAGE 916

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 1986.

Notary Public

MY COMMISSION EXPIRES: 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
Stephen L. Doran (NAME)	Fidelity Federal Savings & Loan (NAME)	P/O 150-46
916 Kalvesta Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Antioch, Tennessee 37013 (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 Stephen L. Doran and wife Sheree C. Doran

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. 365 on the Plan of "The Country", Section 8, Revised, of record in Book 6250, pages 912 and 913, said Register's Office.

Said Lot No. 365 fronts 80.10 feet on the southerly side of Kalvesta Court and runs back between parallel lines 124.95 feet to a line in the rear which measures 80.10 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corp. as of record in Book 6848, page 615, said Register's Office.

3547 1.

IDENTIFICATION REFERENCE

Aug 26 2 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

08/26 297.42-

4542

This is unimproved ( ) X
This is improved (X) property, known as 916 Kalvesta Court, Antioch, Tennessee 37013
(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 25th day of August, 1986

Randall Phillips Builders, Inc.

By: Timothy J. Ferguson, Vice President

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___.

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 ~~25th~~ _____ day of ~~August~~ _____, 19~~86~~.

Commission Expires 10-24-87 Judy S. Wills Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Stephen L. Doran and wife, Sheree C. Doran

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

103900 CO CAMT
290.98 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 297.48
4542 08/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3547 I.

IDENTIFT REFERENCE

Aug 26 2 59 PM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 287521