107 30 108 32

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Bot 13

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Russ Griffith Construction Company, Inc. 761 Old Hickory Blvd. Suite 201 Brentwood, TN 37027	Fidelity Federal SAL 401 Union St City 37219	172 020 086 00

WARRANTY DEED BOOK 7032 PAGE 467

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, R. T. Phillips Investment Company hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Russ Griffith Construction Company, Inc. hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the first Civil District of Davidson County, Tennessee being Lot #90 on the Plan of Myrtlewood Estates, Section V, as shown on Plat of record in Book 6250, Pages 910 and 911, of the Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for complete details of description.

BEING part of the same property conveyed to R. T. Phillips Investment Company, Inc. by Deed from William B. Phillips, et al, of record in Book 6291, Page 245, said Register's Office.

THIS conveyeance is subject to all easements, setback lines and other matters shown on the referenced Subdivision Plat. This conveyance is further made subject to the restrictive covenants which were applied to Section IV by instrument in Book 6544, Page 915, said restrictions being incorporated herein by this reference.

FILED FOR IDENTIFICATION REFERENCE
Nov 6 8 29 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

60564

This is (un)improved property, known as Lot #90, Section V, Myrtlewood Estates Stillmeadow Drive.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15 day of October, 1986

Robert T. Phillips Investment Company, Inc.
BY: O. J. McCracken Treasurer

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15 day of October, 1986, before me personally appeared O. J. McCracken, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 7/18/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7032 PAGE 468

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert T. Phillips, 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 President (or other officer authorized to execute the instrument) of the R. T. Phillips Investment Company, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President. Witness my hand and official seal, at office in Brentwood, Tennessee, this 15 day of October, 1986.

My Commission Expires: 7/18/87

Judith D. Simpson
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 36,700.00.

Affiant

Subscribed and sworn to before me, this the 15 day of October, 1986.

My Commission Expires: 7/18/87

Judith D. Simpson
Notary Public

WARRANTY DEED

from:

to:

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7032 PAGE 469

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
			36500.00- CAMT.	
			108.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 108.70-	
			2930A1 11/06/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60564

IDENTIFICATION REFERENCE

Nov 6 8 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08982