BOOK 7033 PAGE 413

FILE IN BOX #4
MAP 26-7 PARCEL 7
GO-20406

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 59,986.00 .

Mildred L. Smith
Affiant

Subscribed and sworn to before me this the 5th day of November, 1986.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
JOSEPH F. SMITH, etux	"OWNERS"
(Name)	(Name)
108 Champney Court	
(Street Address)	(Street Address)
Goodlettsville, Tennessee 37072	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, RANDALL PHILLIPS BUILDERS, INC., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto JOSEPH F. SMITH and wife, MILDRED L. SMITH, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 52 on the Plan of Windsor Green, Phase I, Section II, of record in Book 6250, Page 45, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Deeds from F. Clay Bailey, Jr., Trustee, with full power, of record in Book 6100, Page 615, said Register's Office; and by Deed of Correction of record in Book 6201, Page 391, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 108 Champney Court, Goodlettsville, Tennessee 37072.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Windsor Green; and including the requirement that all owners of lots in Windsor Green be members of the Victoria Townhomes of Windsor Green Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantors and recorded in Book 6406, Page 972, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Windsor Green, Phase I, Section II, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public.

4. Declaration, Conditions and Restrictions of Windsor Green Services Association of record in Book 6406, Page 929, Register's Office for Davidson County, Tennessee.

5. Declaration, Conditions and Restrictions of Victoria Townhomes of Windsor Green Homeowners' Association of record in Book 6406, Page 972, said Register's Office.

6. By-Laws of Victoria Townhomes of Windsor Green Homeowners' Association of record in Book 6406, Page 989, said Register's Office.

7. The Grantor herein shall be responsible for the current years taxes.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her 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 itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF, Randall Phillips Builders, Inc., has caused its name to be affixed hereto by its duly authorized officer on this 5th day of November, 1986.

RANDALL PHILLIPS BUILDERS, INC.

BY: _____
TIMOTHY J. FERGUSON, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared TIMOTHY J. FERGUSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Vice President of RANDALL PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said TIMOTHY J. FERGUSON, as such Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 1986.

My Commission Expires: 2/19/88

_____
Notary Public

NOTARY PUBLIC

60890

IDENTIFICATION REFERENCE

Nov 6 12 05 PM 1986

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.

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
			59086.00- CONT. 168.00 CSTAX .50 PRFEE 6.00 MOTX CHECK 174.50-	

3072AT 11/06/86 04L

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60890

IDENTIFY REFERENCE

Nov 6 12 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.09320