BOOK 7057 PAGE 230

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ethel B. White 106 Corbridge Court Goodlettsville, Tn. 37072	SAME AS NEW OWNER MORTGAGEE: Bank of Goodlettsville	Map 26-7 Parcel 103 GO-20502

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RANDALL PHILLIPS BUILDERS, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said ETHEL B. WHITE, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 75 on the Plan of Windsor Green, Phase I, Section 3, of record in Book 6250, page 46, Revised in Book 6200, page 366, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from F. Clay Bailey, Jr., of record in Book 6297, page 207, Regsiter's Office, Davidson County, Tennessee.

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, her heirs and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows, to-wit:

1. 1986 State, County and City of Goodlettsville taxes, prorated between the parties and paid in full.

2. The Plan of record in Book 6250, page 46, revised in Book 6200, page 366, said Register's Office, shows Owner's Certificate, a 20 foot setback line from Corbridge Court, 20 foot

utility easement along the front line and 10 foot utility and drainage easement along the rear.

3. Easement for water mains granted to Madison Suburban Utility Dist., of record in Book 6636, page 824, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its successors and representatives 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.

WITNESS its hand on this the 26th day of November, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

68890

IDENTIFICATION REFERENCE

Dec 3 8 53 AM '86

RANDALL PHILLIPS BUILDERS, INC., a Tennessee Corporation

By: _____
TIM FERGUSON, Vice-President of Marketing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared TIM FERGUSON, with whom I am personally acquainted and who acknowledged himself to be Vice-President of Marketing of Randall Phillips Builders, Inc., the bargainor, a corporation, and as such Vice-President of Marketing, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President of Marketing.

WITNESS my hand and official seal, this the 26th day of November, 1986.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $77,900.00.

Ethel B. White
Affiant

Sworn to and subscribed before me, this the 26th day of November, 1986.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/31/89

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

7?9C .:0- CAMT.
218.:2 CSTAX
.50 PRFE
6.00 MOR
CHECK 2 4.62-
04:08:12/03/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68890

IDENTIFICATION REFERENCE

DEC 3 8 53 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.18224