BOOK 7150 PAGE 98

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

WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PAR. NO. |
|---|---|---|
| Doris Helen Young | SAME AS NEW OWNER | Map 26-7 |
| 132 Champney Court | | Par. 19 |
| Goodlettsville, Tn. 37072 | | GO-20418 |

MORTGAGEE: BANK OF GOODLETTSVILLE

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, We, RANDALL PHILLIPS BUILDERS, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said DORIS HELEN YOUNG, 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. 64 on the Plan of Windsor Green, Phase I, Section 2 of record in Book 6200, page 349, 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., a Tennessee corporation, of record in Book 6100, page 617, re-recorded in Bok 6201, page 391 and further recorded in Book 6297, page 207, Register's Office, Davidson County, Tennesse

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State, County and City of Goodlettsville taxes, a lien, prorated between the parties and assumed in full by Grantee, (2) The Plan of record in book 6200, page 349, said Register's Office, shows Owner's Certificate, a 20 foot setback line from Champney Court, and 10 foot easement for utility and drainage along the rear, and (3) Easement for a water

main granted to Madison Suburban Utility District, of record in Book 6636, page 824, said Register's Office.

And the, Grantors do further covenant and bind itself, its successors and representatives to warranty and forever defend the title to the land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 26th day of February, 1987, the corporate party, if any having caused its name to be signed hereto by its duly authorized officers on said day and date.

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, the within named 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 February, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greated, for this transfer is $60,900.00.

_____
Affiant

Sworn to and subscribed before me, this the 26th day of February, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 1-19-88

98248

IDENTIFICATION REFERENCE

FEB 27 1 37 PM '87

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

RECEIVED OF _____

FOR _____

BOOK 7150 PAGE 100

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

6080 .00- CAMT
170.52 STAX
.50 RFEE
6.00 MFEE
CHECK 177.02-
5532A03/-0707 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.2.4.8.

IDENTIFICATION REFERENCE

FEB 27 1 37 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.50791