BOOK 7237 PAGE 359

1-017542
File Box 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 1987

Notary Public

MY COMMISSION EXPIRES 11-25-90

THIS INSTRUMENT WAS PREPARED BY

Cumberland Valley Title, Inc., 1114 17th Ave So, Suite 105, Nashville, TN 37212
NAME ADDRESS

Mortgagee: Home Savings of America F.A.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul D. Hiltz (NAME)	New Owners (NAME)	Map 141-15 D
7209 Wexford Point (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 25
Nashville, Tennessee 37221 (CITY) (STATE) (P.O. ZIP)	(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 PAUL D. HILTZ and wife, SHIRLEY A. HILTZ

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. 25 on the Plan of Sheffield on the Harpeth of record in Plat book 6900, page 10, Register's Office for said County, described as follows:

Said Lot No. 25 fronts 66.96 feet on the southerly side of Wexford Point and extends back 120 feet on the easterly line and 128.44 feet on the westerly line to a dead line measuring 107.91 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Cecil D. Branstetter of record in Book 6815, page 827, Register's Office for Davidson County, Tennessee.

26.1.5.2

IDENTIFICATION REFERENCE

MAY 15 9 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (X) improved property, known as 7209 Wexford Point, Nashville, Tennessee 37221
(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 our hand s this 12th day of May, 19 87

RANDALL PHILLIPS BUILDERS, INC.

BY:

TIMOTHY J. FERGUSON, VICE-PRESIDENT

STATE OF TENNESSEE }

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, 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____.

Commmission expires_____ _____

Notary Public

_____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson ~~and~~ _____ with whom I am personally acquainted and who upon (~~their several oaths~~ his oath) acknowledged (~~themselves~~ himself) to be the Vice-President ~~and~~ _____ respectively of the RANDALL PHILLIP BUILDERS, INC. the within named bargainor, a corporation, and that (~~they~~ he) as such Vice-President ~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Timothy J. Ferguson as such Vice-President ~~and acknowledging the same by the said as such~~ _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of May, 19 87

My commission expires 11-12-90

Karen E. Davis

Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Paul D. Hiltz and wife,
Shirley A. Hiltz

Return To:
Cumberland Valley Title, Inc.
1114 17th Avenue South, Suite 105
Nashville, Tennessee 37212

FILE BOX 39

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

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

144700.00- CAMT.
405.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 411.66-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

2 6 1:5 2

IDENTIFICATION REFERENCE

MAY 15 9 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82009