WARRANTY DEED BOOK 7254 PAGE 442

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 87.

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 917 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES KEARY GILBERT, et ux (NAME)	GERMANTONW TRUST SAVINGS & LOAN (NAME)	26-07
126 Champney Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 38269 (STREET ADDRESS)	16
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	GO 20415

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., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES KEARY GILBERT and wife, KELLEY T. GILBERT

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:

Being Lot No. 61 on the Plan of Windsor Green, Phase I, Section II, of record in Plat Book 6250, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from F. Clay Bailey, Jr., Trustee, of record in Book 6100, page 617, corrected in Book 6201, page 391 and Book 6297, page 207, Register's Office for Davidson County, Tennessee.

FILED JUN 2 11 53 AM '87
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

3177.8

This is unimproved ( ) improved (X) property, known as 126 Champney Court, Goodlettsville, Tennessee 37072
(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 my hand this 29th day of May, 19 87

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips

RANDALL PHILLIPS, President

STATE OF _____
COUNTY OF _____

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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 _____, this _____ day of _____, 19____

Commission Expires _____ _____, Notary Public.

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips and _____, with whom I am personally acquainted and who upon { his oath / ~~their several oaths~~ } acknowledged { himself / ~~themselves~~ } to be the president and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that { he / ~~they~~ } as such president and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Randall Phillips as such president and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Goodlettsville, Tennessee on this the 29th day of May, 19 87

My commission expires Sept 11, 1990 Douglas R Berry Notary Public

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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
			57900.00- CAMI.	
			162.12 CSTAX	
			.50 PREFE	
			6.00 WDEED	
			CHECK 163.62-	
			3958A06/02/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3177.8.

IDENTIFI REFERENCE

JUN 2 8 53 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 88368