4074
551004-2

BOOK 7287 PAGE 560

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,900.00

Christopher L. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 19 87

Carol M. Pierce
Notary Public

MY COMMISSION EXPIRES: May 13, 1989

(AFFIX SEAL)

MORTGAGEE:
Fidelity Federal Savings & Loan
Association of Tennessee
401 Union Street
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Ellis	Fidelity Federal Savings & Loan	P/O 150-46
(NAME)	(NAME)	
3408 Westcliffe Court	401 Union Street	20-38300
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	
(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 Christopher L. Ellis and wife, Carla R. Ellis

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. 393 on the plan of "The Country", Section Eight 2nd Revision, as of Record in Book 6250 pages 912 & 913, said Register's Office.

Said Lot No. fronts 50.30 feet on the northerly side of Westcliffe Court and runs back 126.89 feet on the easterly lot line, and 154.97 feet on the 154.97 on the westerly lot line, to a line in the rear which measures 131.73 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corp. as of record in Book 6848, page 615, said Register's Office.

FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY, TN
Jul 6 6 55 AM 1987

IDENTIFICATION REFERENCE

427117

This is (XX) unimproved ( ) improved property, known as 3408 Westcliffe Court, Antioch, Tennessee 37013
(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 his hand this 2nd day of July, 19 87

Randall Phillips Builders, Inc.

By: [signature] Asst. V.P.

C. Wayne Meadows, Asst. Vice President

STATE OF TENNESSEE
Davidson County

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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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared C. Wayne Meadows

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Asst. Vice President of the Randall Phillips Builders, Inc., a corporation, and that he as such Asst. Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Asst. Vice President.

Witness my hand and official seal at Nashville, Tenn., this 2nd day of July, 19 87.

Commission Expires 5/13/89

Carol M. Price Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Christopher L. Ellis and wife, Carla R. Ellis

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			111900.00- CAPI.	
			313.52 CITY	
			.50 PRFE	
			6.00 WDSI	
			CHECK	320.72-
			6437AU7/06/87 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4271.7

IDENTIFICATION REFERENCE

JUL 6 9 55 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100680