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4147
551032-3

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00

J. Wesley Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1987.

Carol M. Clark
Notary Public

MY COMMISSION EXPIRES: May 13, 1989

(AFFIX SEAL)

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
J. Wesley Duke (NAME)	Fidelity Federal Savings & Loan (NAME)	141-41
7105 Wynham Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	9D-32000
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Phillips Builders, Inc. (Formerly Randall Phillips Builders, Inc.)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Wesley Duke and wife, Martha J. Duke

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. 15 on the Plan of Resubdivision of Lots 12 thru 16, 42 & 43, Phase 1 "Sheffield on the Harpeth", as of record in Book 6900, page 182, said Register's Office.

Said Lot No. 15 fronts a total of 82.94 feet on the southerly side of Wynham Place and runs back 125.17 feet on the westerly lot line and feet 87.74 on the easterly lot line to a broken line in the rear which measures a total of 103.22 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation by deed from Phillips Builders, a Tennessee general partnership composed E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of as of record in Book 7195, page 96, said Register's Office.

FILED FOR RECORD
JUL 31 10 56 AM '87
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

INDEXING REFERENCE

5 1 2 6 5

This is (X) unimproved ( ) improved property, known as 7105 Wynham Place, 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 his hand this 30th day of July, 1987

Phillips Builders, Inc.

By: [signature] Asst V.P.

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STATE OF TENNESSEE
Davidson County

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 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 30th day of July, 19 89.

Carol M. Clark Notary Public

Commission Expires 5/13/89

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
J. Wesley Duke and wife, Martha J. Duke

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

15890 .00- [illegible]
451.92 [illegible]
.50 [illegible]
6.00 [illegible]
CHECK 451.42-
6302A07731787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 2 6 5

IDENTIFICATION REFERENCE

JUL 31 10 56 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00335