4144

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~May 13, 1989~~ July 17, 1988

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice L. Washington	Fidelity Federal Savings & Loan	P/O 150-46
(NAME)	(NAME)	
3412 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 Maurice L. Washington and wife, Bessie M. Washington, ~~Davidson~~

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. 392, on the Plan of "The Country", Section 8, 2nd Revision, as of record in Book 6250 pages 912, & 913, said Register's Office.

Said Lot NO. 392 fronts 40.0 feet on the westerly side of Westcliffe Court and runs back 154.97 feet on the northerly lot line and 120.0 feet on the southerly lot line to a line in the rear which measures 172.93 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.

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
JUL 31 10 59 AM '87
REGISTER'S OFFICE

TENTATIVE REFERENCE

5 1 2 6 7

This is ~~unimproved~~ {XX} property, known as 3412 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 29th day of July, 19 87

~~Randall~~ Phillips Builders, Inc.

By: [illegible] Its: VP

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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___.

Commission Expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

the undersigned

Before me, _____ 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 ~~Randall Phillips Builders, Inc.~~ Asst. Vice-President of the _____ 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 29th day of July, 19 89.

Commission Expires 5/13/89 Carol M. Clark Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Maurice L. Washington and wife, Bessie M. Washington, ~~Davidson~~

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7312

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
			107908.00- CAMI.	
			302.12 C TAX	
			.50 PRFEE	
			6.00 MORTD	
			CHECK 308.62-	
6304A	07/31/87		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51267

IDENTIFICATION REFERENCE

JUL 31 10 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00337