4217
551061-2

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Bot 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 87.

Notary Public

MY COMMISSION EXPIRES: July 10, 1990

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Ferguson (NAME)	Fidelity Federal Savings & Loan (NAME)	141-15-D-48
6937 Sunderland Circle (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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Ferguson and wife, Deborah Cavedon Ferguson

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. 48 on the Plan of Sheffield on the Harpeth as of record in Book 6900, page 11, said Register's Office.

Said Lot No. 48 fronts 46.50 feet on the westerly side of Sunderland Circle and runs back 140.00 feet on the northerly lot line and 140.00 feet on the southerly lot line to a line in the rear which measures 170.40 feet thereon.

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

6040 IDENTIFICATION REFERENCE

AUG 28 3 24 PM '87

DAVIDSON COUNTY, TN

This is Unimproved (XX) Improved property, known as 6937 Sunderland Circle, 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 27th day of August, 19 87

Phillips Builders, Inc.

By: [signature]

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 J. 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 Assistant Vice-President of the Phillips Builders, Inc.

a corporation, and that he as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice President

Witness my hand and official seal at Nashville, Tenn., this 27th day of August, 87.

Commission Expires 7/10/90 _____ Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Timothy J. Ferguson and wife, Deborah Cavedon Ferguson

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

163900.00- CAMT.
458.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 465.42-
6972A08/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6040 7.

IDENTIFICATION REFERENCE

AUG 28 3 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10776