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Book 14

FORM NO. WD-1

4281
551087-0

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

John T. Childress
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 1987.

Carolyn Cook
Notary Public

MY COMMISSION EXPIRES: 5-13-89

(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
John T. Childress (NAME)	Fidelity Federal Savings & Loan (NAME)	141-41
6928 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 John T. Childress and wife, Sandra W. Childress

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. 52 on the Plan of Sheffield on the Harpeth, Phase 1, as of record in Book 6900, pages 10 and 11, said Register's Office.

Said Lot No. 52 fronts a total of 80.47 on the easterly side of Sunderland Circle and runs back 120.00 feet on the southerly lot line and 115.59 feet on the northerly lot line to a line in the rear which measures 80.00 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 of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips as of record in Book 7195, page 96, said Register's Office.

65304

IDENTIFICATION REFERENCE

SEP 15 2 53 PM '87

DAVIDSON COUNTY, TN

This is unimproved (XX) improved property, known as 6928 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 11th day of September, 19 87

Phillips Builders, Inc.

By:

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 ~~President~~ Asst. Vice President _____ of the ~~Phillips Builders, Inc.~~ Asst. Vice President _____, a corporation, and that he as such _____, 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 ~~19th~~ 0 day of ~~September~~ _____, 19~~87~~____.

Carol M. Clark Notary Public

Commission Expires 5-13-89

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
John T. Childress and wife, Sandra W. Childress

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
			139900.00- CAMT.	
			391.72 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 398.22-	
2681A	09/15/87	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65304

IDENTIFICATION REFERENCE

SEP 15 2 53 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 16353