4260
551108-5

BOOK 7362 PAGE 951 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Clifton B. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 87.

Notary Public

MY COMMISSION EXPIRES: July 17, 1988

(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
Clifton B. Edwards, II (NAME)	Fidelity Federal Savings & Loan (NAME)	150-7-500
3448 Country Way Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-34900
Antioch, Tennessee 37013 (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 Clifton B. Edwards, II and wife, Cheryl Edwards

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. 519 on the Plan of Towne Village of the Country, Section Five, as of record in Book 6250 page 783 & 784, said Register's Office.

Said Lot No. 519 fronts 80.83 feet on the northerly side of Country Way Road and runs back 120.00 feet on the easterly lot line and 126.52 feet on the westerly lot line to a line in the rear which measures 50.07 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corporation as of record in Book 6818, page 568, said Register's Office. Re-recorded in Book 6829, page 856, said Register's Office. Randall Philips Builders Inc., is now known as Phillips Builders, Inc.

6 8 8 1 4

IDENTIFICATION REFERENCE

SEP 25 3 02 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 3448 Country Way Road, 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 25th day of September, 19 87

Phillips Builders, Inc.

BY: Jackie Rouse, Asst. V.P.

STATE OF TENNESSEE
Davidson County

BOOK 7362 PAGE 952

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

Before me, the undersigned _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

Jackie Keark

_____

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 Assistan 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~~ her as _____.

Witness my hand and official seal at ~~Nashville~~, ~~Tenn.~~, this ~~25th~~ _____ day of September, 19 87.

Commission Expires 7/17/88 _____ Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Clifton B. Edwards, II and wife, Cheryl Edwards

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7362 PAGE 953

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
			99901.00- CAMT.	
			219.72 CSTAX	
		VD	219.72- CSTAX	
			279.72 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 286.22-	
			6724A09/25/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 8 1 4.

IDENTIFICATION REFERENCE

SEP 25 3 02 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 20308