Box 14

4380
551140-5

BOOK 7390 PAGE 508 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,650.00

/s/ John H. Koch
Affiant

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

/s/ Cathy Brown
Notary Public

MY COMMISSION EXPIRES: July 10, 1990
(AFFIX SEAL)

NOTARY PUBLIC

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 H. Koch (NAME) | Fidelity Federal Savings & Loan (NAME) | 141-15-D-34 |
| 7629 Staffordshire Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 9D-79705 |
| 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 H. Koch and wife, Ardis F. Koch

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

Said Lot No. 34 fronts 41.00 feet on the northwesterly margin of the turnaround of Staffordshire Drive and runs back 135.00 feet on the southerly line and 135.00 feet on the northeast line to a line in the rear which measures 171.67 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, now known 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 of record in Book 7195, page 96, said Register's Office.

7.82.13

IDENTIFICATION REFERENCE

Oct 29 2 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 7629 Staffordshire Drive, 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 seised 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 October, 19 87

Phillips Builders, Inc.
By: /s/ Jackie Bond Asst. V.P.

STATE OF TENNESSEE
Davidson County

BOOK 7390 PAGE 509

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 Rogers

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 October, 1987.

Commission Expires 7/10/90 Notary Public

**WARRANTY DEED**

FROM
Phillips Builders, Inc.

TO
John H. Koch and wife, Ardis F. Koch

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7390 PAGE 510

| | | |
|---|---|---|
| CO - CONVEYANCE<br>MO - MORTGAGE<br>WD - WARRANTY DEED<br>TD - TRUST DEED | CC - CERTIFIED COPY<br>REL - RELEASE<br>UCC - UNIFORM COMMERCIAL CODE | MISC - MISCELLANEOUS<br>CO TAX - STATE TAX CONVEY<br>MO TAX - STATE TAX MORT<br>PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | 147650.00- | CAMT. | |
| | | | 413.28 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MREC | |
| | | | CHECK | 419.78- |
| 7633A | 10/29/87 | BAL | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 8. 2. 1. 3.

IDENTIFICATION REFERENCE

Oct 29 2 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30965