Box 14

Box 14
G 4395
Ln 55152-6

BOOK 7398 PAGE 208 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Janet W. Byrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF November, 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
Janet W. Byrum (NAME)	Fidelity Federal Savings & Loan (NAME)	26-7-164
124 224 New Castle Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	GO-20756
Goodlettsville, Tennessee 37072 (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 Janet W. Byrum, unmarried

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. 242 on the Plan of Windsor Green, Phase II, Section 1, as of record in Book 6250, page 988, said Register's Office.

Said Lot No. 242 fronts 104.23 feet on the northwest margin of Windsor Trace and fronts 47.52 feet on the southwest margin of Newcastle Court, said frontages being joined by a curve having a radius of 25.00 feet, and runs back 103.28 feet on the northerly line and 84.59 feet on the westerly line to a point of intersection.

Being the same property conveyed to Randall Phillips Builders, Inc. by Quitclaim Deed from F. Clay Bailey, Sr., Trustee with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary as of record in Book 6100, page 617, corrected in Book 6201, page 391, Book 6297, page 203 and Book 6297, page 207, said Register's Office.

This is ~~unimproved~~ (X) improved property, known as 224 New Castle Court, Goodlettsville, Tennessee 37072
(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 4th day of November, 19 ~~87~~

Phillips Builders, Inc.

By: Jackie Rooks, Asst. V.P.

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

the undersigned

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

Jackie Roark

_____

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 Asst. Vice-President of the Phillips Builders, Inc.

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 4th day of November, 1987.

Jean Calvert Notary Public

Commission Expires 7/17/88

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Janet W. Byrum, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

8061.6

IDENTIFICATION

Nov 6 2 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7398 PAGE 210

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:06 1.6.

IDENTIFY REFERENCE

NOV 6 2 35 PM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33631