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FORM NO. WD-1

4533
320068-0

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

David E. Johnston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 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
David E. Johnston	Fidelity Federal Savings & Loan	172-83
(NAME)	(NAME)	
5937 Retriever Court	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37211	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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 David E. Johnston and Carol A. Spann, both 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. 70 on the Plan of Hunter's Branch, Section 2B, as of record in Plat Book 6900, pages 336 and 337, said Register's Office.

Said Lot No. 70 fronts 29.09 feet on the northerly margin of the turnaround of Retriever Court and runs back 123.81 feet on the east line and 143.98 feet on the west line to a broken line in the rear which measures a total of 148.38 feet thereon.

Being the same property conveyed to Philhall Corporation, a Tennessee corporation by deed from Hunter's Branch Development, Inc., a Tennessee corporation as of record in Book 7179, page 182, said Register's Office.

93090

IDENTIFICATION REFERENCE

Dec 23 4 06 PM '87

DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 5937 Retriever Court, Antioch, Tennessee 37211
(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 23rd day of December 19 87

Phillips Builders, Inc.

By: Jackie Roach, Asst V-P

2920 12/01 03CHECK 258.22

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 _____

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 23rd day of December, 1987.

Jan Calvert Notary Public

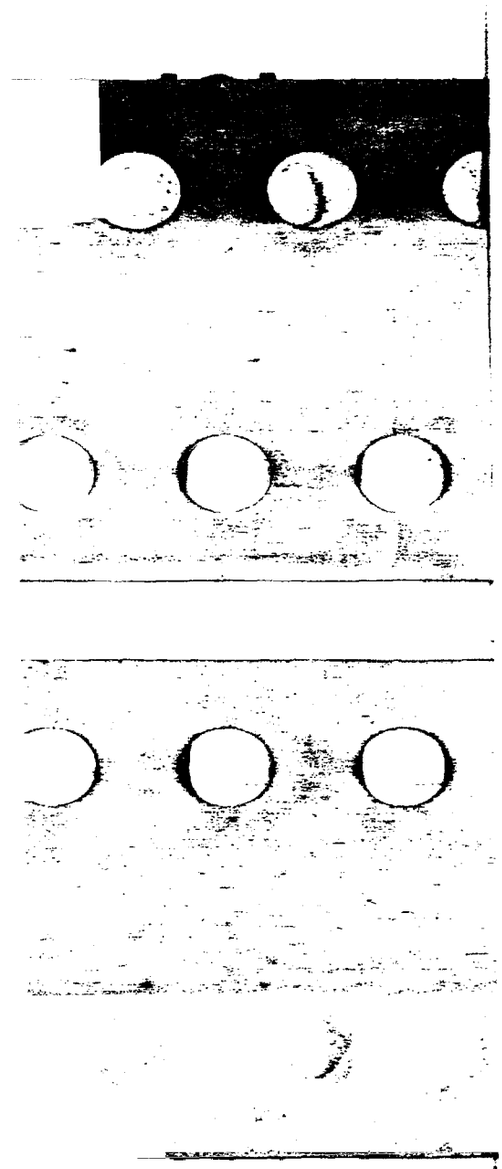
Commission Expires 7/17/88

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
David E. Johnston and Carol A. Spann, both unmarried

Attorneys Title Company
Title 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
				CAMT 89900.00
				CON TX 251.72
				PRFEE 0.50
				WDEED 6.00
				TOTAL 258.22
				CHECK 258.22
12/23/87	01			16:07 0001 2920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 3 0 9 0

IDENTIFI REFERENCE

DEC 23 4 06 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48021