4616
320085-7

BOOK 7460 PAGE 347

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Larry Alan Gildea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 1988.

Notary Public

MY COMMISSION EXPIRES: 7/3/88

(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
Larry Alan Gildea (NAME)	Fidelity Federal Savings & Loan (NAME)	26-7-151
706 Windsor Trace (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	GO-20743
Goodlettsville, Tennessee 370 (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 Larry Alan Gildea and wife, Bonnie Sue Gildea

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. 229 on the Plan of Windsor Green, Phase II, Section 1, as of record in Book 6250, page 988, corrected in Book 7205, page 890, said Register's Office.

Said Lot No. 229 fronts 87.55 feet on the west margin of Windsor Trace and runs back 94.30 feet on the south line and 113.30 feet on the north line to a line in the rear which measures 61.01 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 615, as corrected in Book 6297, page 203, said Register's Office; and by deed from F. Clay Bailey, Jr., Trustee, with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 617, as corrected in Book 6201, page 391, and Book 6297, page 207, said Register's Office.

01745

IDENTIFICATION REFERENCE

FEB 1 3 09 PM '88

DAVIDSON COUNTY, TN

This is (XX) unimproved (XX) improved property, known as 706 Windsor Trace, 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 28th day of January, 1988

Phillips Builders, Inc.

By: Jackie Kozak, 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

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 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 28th day of January, 19 88.

Susan Calvert Notary Public

Commission Expires 7/17/88

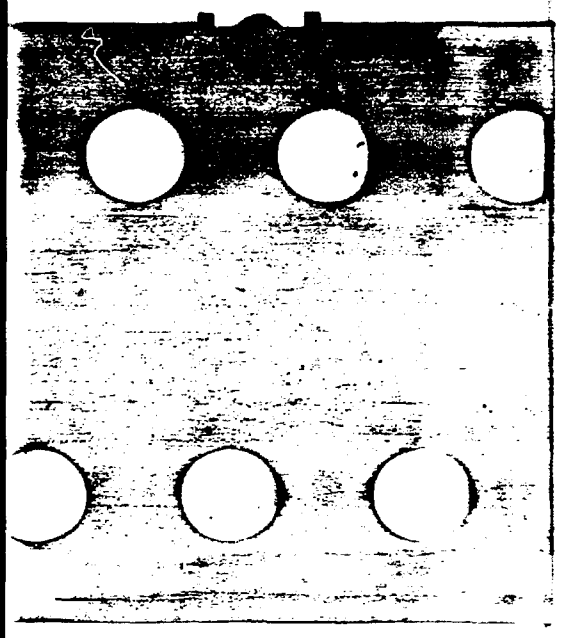
WARRANTY DEED

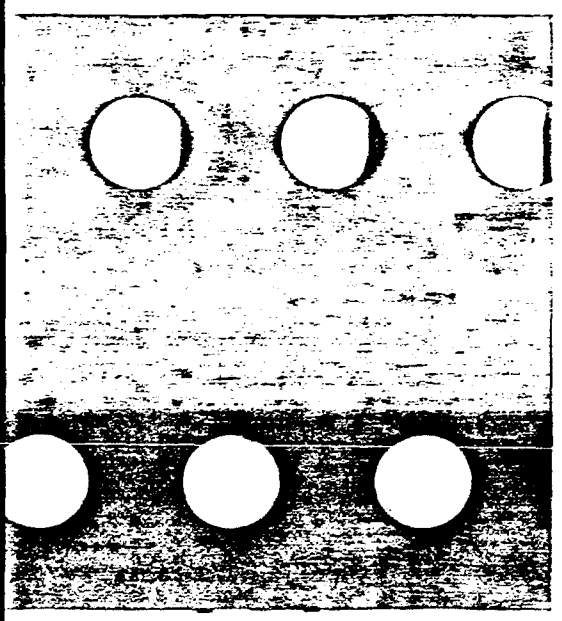
FROM
Phillips Builders, Inc.

TO
Larry Alan Gildea and wife, Bonnie Sue Gildea

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3100 02/01 0





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	77900.00
CON TX	218.12
PRFEE	0.50
WDEED	6.00
TOTAL	224.62
CHECK	224.62

RECEIPT IS NOT VALID UNTIL CHECKS PAID BY BANK 02/01/88 01:15:09 0001 310(

0 1 7 4 5

IDENTIFICATION REFERENCE

FEB 1 3 09 PM '88

DAVIDSON COUNTY, TN

No. 57973