4583 BOOK 7469 PAGE 974 Box 14 Bk 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 19 88

Carol N. Clark
Notary Public

MY COMMISSION EXPIRES: May 3, 1989

(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
Lois J. Smithson (NAME)	Fidelity Federal Savings & Loan (NAME)	150-8-125
1228 Huntingboro Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
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 Lois J. Smithson, 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. 457 on the Plan of Towne Village of the Country, Section Six of record in Book 6900, pages 426 and 427, said Register's Office.

Said Lot No. 457 fronts 35.90 feet on the easterly side of Huntingboro Court and runs back feet 152.70 on the southerly lot line and 117.40 feet on the northerly lot line to a broken line in the rear which measures a total of 168.34 feet thereon.

Being the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell as of record in Book 4687, page 44, said Register's Office. Said Philhall Corp. having since quitclaimed said property to said Randall Phillips Builders, Inc., of record in Book 5508, page 923, said Register's Office. Also p/o Book 5172, page 405 from Carl J. Strassle and wife, Sandra G. Strassle to Philhall Corporation and Randall Phillips Builders, Inc. p/o Book 4654, page 67 from Hubert Beard and wife, Sonear Beard to Randall Phillips Builders, Inc., and Philhall Corporation.

05134 IDENTIFICATION REFERENCE FEB 16 2 53 PM '88 REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 1228 Huntingboro Court, 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 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 11th day of February, 19 88

Phillips Builders, Inc.

By: Jackie Brooks, Vice Pres.

702 02/16/88 01 CHECK 275.00

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STATE OF TENNESSEE
Davidson County

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 ~~him~~her self to be the _____ of the Phillips Builders, Inc.

a corporation, and that she as such Asst. Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~him~~her self as Asst Vice-President

Witness my hand and official seal at Nashville, Tenn., this 11th day of February, 1988.

_____ Notary Public

Commission Expires 7/17/88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Lois J. Smithson, unmarried

Attorneys Title Company
Titles 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 95900.00
CON TX 268.52
PRFEE 0.50
UDEED 6.00
TOTAL 275.02
CHECK 275.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/88 01 14:57 0001 7062

0.5.1.34

IDENTIFICATION REFERENCE

FEB 16 2 53 PM '88

DAVIDSON COUNTY, TN

No. 61853