BOOK 7500 PAGE 351 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,507.00

Charles F Hoover Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 19 88

Joann P. Andrews Dickson
Notary Public

MY COMMISSION EXPIRES: March 15, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney, 301 Stahlman Building, Nashville, Tennessee, 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Charles F. Hoover, Jr. et ux (NAME)	Charles F. Hoover, Jr. et ux (NAME)	Map 26-7
109 Cambridge Court (STREET ADDRESS OR ROUTE NUMBER)	109 Cambridge Court (STREET ADDRESS)	Par. 128
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	GO-20728

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 CHARLES FRANKLIN HOOVER, JR., AND WIFE, DEBORAH LYNN HOOVER

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. 206 on the Plan of Windsor Green, Phase II, Section 1, of record in Plat Book 6250, pages 988 and 989, Register's Office for Davidson County, Tennessee.

Said Lot No. 206 fronts 68.43 feet on the southerly margin of the cul-de-sac of Cambridge Court and extends back 141.53 feet on the easterly line and 135.84 feet on the westerly line, to a line on the rear measuring 90.92 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee of record in Book 6100, page 617, and corrected by Deed of Correction of record in Book 6297, page 207, and conveyed to Phillips Builders, Inc. by Articles of Merger of record in Book 7298, page 203, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions andRestrictions of Windsor Green Services Association, General Assessments from said Association and By-Laws of said Association of record in Book 6406, pages 929 through 949, Register's Office for said County and a certain minimum building setback and easements as shown on the Plat of record in Plat Book 6250, page 989, said Register's Office, and 1988 Metro Land Taxes which have been prorated and the Grantees assume and agree to pay when due and payable.

This is unimproved ( ) improved (X) property, known as 109 Cambridge 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 its hand this 25th day of March, 1988

Phillips Builders, Inc.

by: Jackie Roark, Asst V.P.
Jackie Roark, Asst. Vice-President

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, Johnnie A. Andrews Luken 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 herself to be the Assistant Vice-President of the Phillips Builders, Inc. a corporation, and thatshe as such Assistant Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herselfas Assistant Vice-President.

Witness my hand and official seal at Nashville, Tennessee, this 25th. day of March, 1988.

Johnnie A Andrews Luken Notary Public

Commission Expires March 11, 1990

WARRANTY DEED

FROM

PHILLIPS BUILDERS, INC.

TO

CHARLES FRANKLIN HOOVER, JR. AND WIFE, DEBORAH LYNN HOOVER

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

15956

IDENTIFICATION

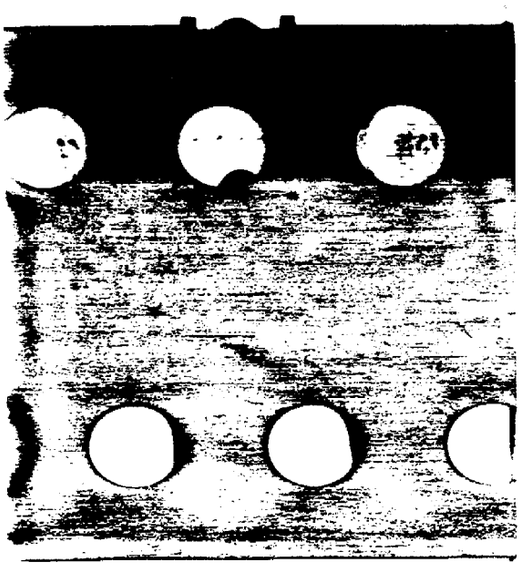
MAR 25 3 42 PM '88

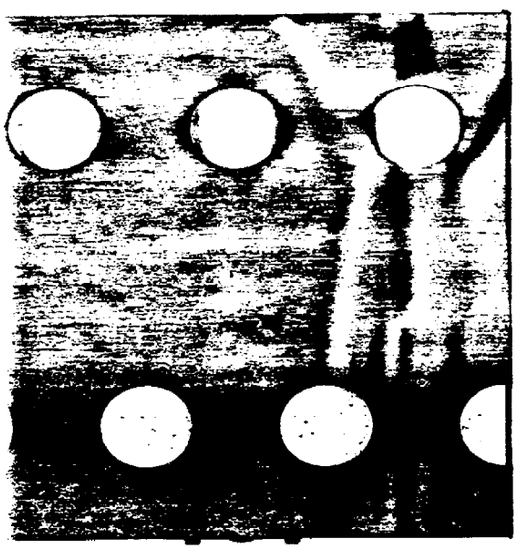
DAVIDSON COUNTY, TN

RECEIVED

MAY 23 25 PM 1988

262.70





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15956

IDENTIFICATION REFERENCE

MAR 25 3 42 PM '88

PAMELA WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

CAMT	91507.00
CON TX	256.20
PRFEE	0.50
WDEED	6.00
TOTAL	262.70
CHECK	262.70

03/25/88 01 15:43 0001 9795

No. 74358