BOOK 7502 PAGE 69 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,297.00

Nancy McPeak Johns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 88

Notary Public

MY COMMISSION EXPIRES 3-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Nancy McPeak Johns, unmarried	Same	26-7; 140
(NAME) 102 Dover Court	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS)	
(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 Nancy McPeak Johns, 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. 218 on the Plan of Windsor Green, Phase II, Section 1 of record in Book 6250, Page 989, said Register's Office, which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Randall Phillips Builders, Inc. of record in Book 6100, Page 617, and corrected by deed of correction in Book 6201 Page, 391, and also in Book 6297, Page 207, and by Articles of Merger of record in Deed Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

1661.4

IDENTIFICATION REFERENCE

MAR 29 11 14 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0600 03/29 0101 03CHECK 301.34

This is improved(XX) unimproved ( ) property, known as 102 Dover Court, (House Number) (Street) Goodlettsville, TN 37072 (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 ti, 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 my hand this 28th day of March, 1988

Phillips Builders, Inc.
By: Jackie Roark, Asst V.P.
Jackie Roark, Asst. Vice-President

Attest:

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, 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_____.

_____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark or proved to me upon the basis of satisfactory evidence and/~~or~~ her oath herself with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the Asst. Vice-President and/~~or~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that s(he) as such Asst. Vice-President and/~~or~~ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ~~Jackie Roark~~ as such Asst. Vice-President and/~~or~~ ~~attesting the same by the said~~ as such _____.

Witness my hand and official seal at office at ~~Nashville~~ on this the 28th day of March, 19 88.

My commission expires 3/11/90

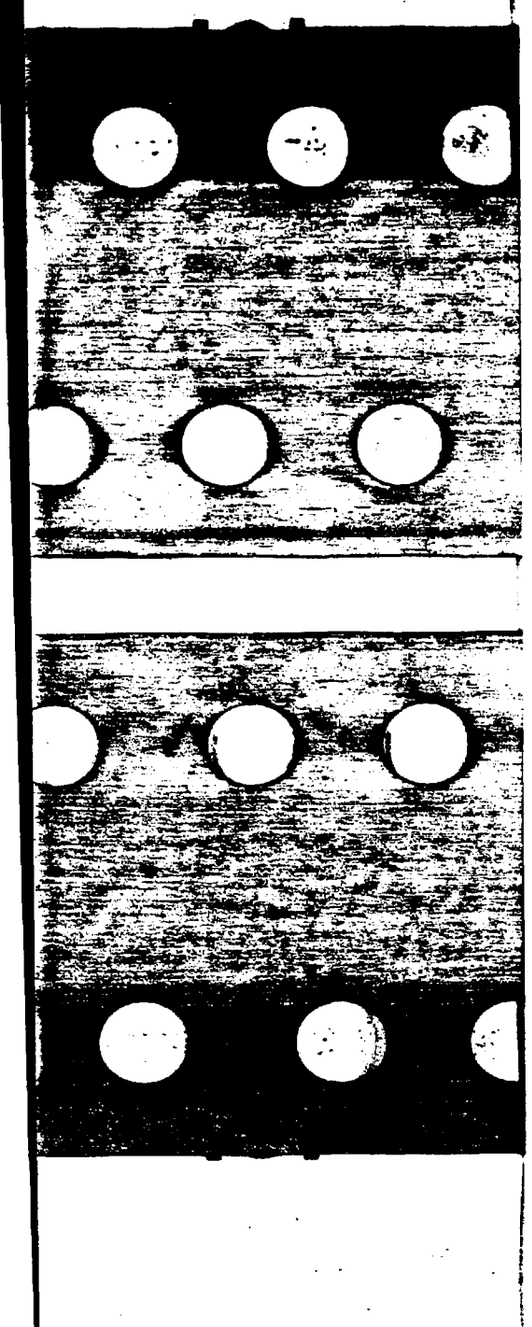
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Nancy McPeak Johns, unmarried

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201



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
105297.00
CON TX 294.84
PRFEE 0.50
WDEED 6.00
TOTAL 301.34
CHECK 301.34

03/29/98 01 11:16 0001 0600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 6 6 1 4

IDENTIFICATION REFERENCE

MAR 29 11 14 AM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75150