Box 14

BOOK 7585 PAGE 511

4942
542358-0

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Julia A. Watkins Henry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 19 88.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(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
Julia A. Watkins Henry (NAME)	Fidelity Federal Savings & Loan (NAME)	P/O 53-5.00
631 Brentmeadow Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11D-76000
Madison, Tennessee 37115 (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 Julia A. Watkins Henry, 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. 33B, Zone Lot Division of Lot 33, Phase I, Kimbolton of record in Book 6900, page 276, 277 and 278, Zone Lot in Plat Book 6900, page 570, Register's Office for said County.

Said Lot No. 33B fronts 18.22 feet on the south margin of the turnaround of Brentmeadow Circle and runs back a total of 169.76 feet on the broken easterly line and 194.29 feet on the westerly line to a broken line in the rear which measures a total of 73.56 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Anne Ritchie and Joan Ritchie, a feme sole as of record in Book 6746, page 672, said Register's Office. Phillips Builders, Inc. is successor and interest to Randall Phillips Builders, Inc. by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

44565

IDENTIFICATION

JUN 28 2 49 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is { unimproved / improved } (X) property, known as 631 Brentmeadow Circle, Madison, Tennessee 37115
(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 24th day of June, 19 88

Phillips Builders, Inc.

By: Jackie Rouk V.P.

STATE OF TENNESSEE
Davidson County

BOOK 7585 PAGE 512

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 Vice President _____ of the Phillips Builders, Inc. a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Nashville, Tenn., this 24th day of June, 19 88.

_____ Notary Public

Commission Expires Jan 10, 1990

NOTARY PUBLIC

WARRANTY DEED

FROM

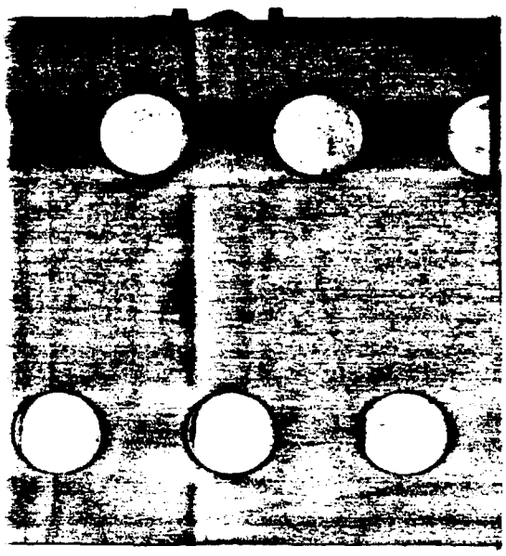
Phillips Builders, Inc.

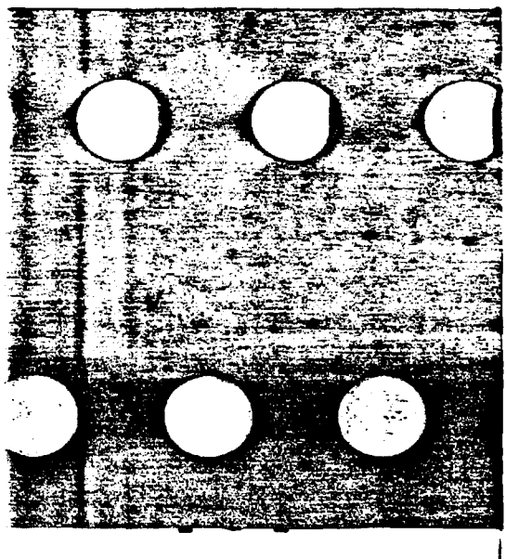
TO

Julia A. Watkins Henry, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

0721 06/28 0101 03CHECK 202.22





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7585 PAGE 513

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	69900.00
CON TX	195.72
BANK	0.50
WDEED	6.00
TOTAL	202.22
CHECK	202.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/28/88 01 14:50 0001 0721

4 4 5 6 5

IDENTIFICATION REFERENCE

JUN 28 2 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107487