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4967

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Jean M. Savage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 88.

Notary Public

MY COMMISSION EXPIRES: July 17, 1988

(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
Jean M. Savage (NAME)	Fidelity Federal Savings & Loan (NAME)	26-6-81
122 Buckingham Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	GO-8251
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 Jean M. Savage, 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. 253 on the plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, page 549, Register's Office for Davidson County, Tennessee.

Said Lot No. 253 fronts 36.05 feet on the westerly side of Buckingham Court and runs back 111.66 feet on the southerly lot line, 130.42 feet on the northerly lot line to a line in the rear which measures 154.47 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr. as of record in Book 6100, page 617, corrected in Book 6201, page 391 and in Book 6297, page 207, said Register's Office.

46655

IDENTIFICATION REFERENCE

JUL 6 9 58 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

400B 07/06 0101 03CHECK 289.97

This is unimproved (X) improved ( ) property, known as 122 Buckingham 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 his hand this 27th day of June, 19 88

Phillips Builders, Inc.
By: Jackie Roark, Vice Pres
Jackie Roark, 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___.

Commission Expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared _____

Jackie Rocuic

_____

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 Bldrs, 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 ~~him~~her self as Vice-President.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of June, 1988.

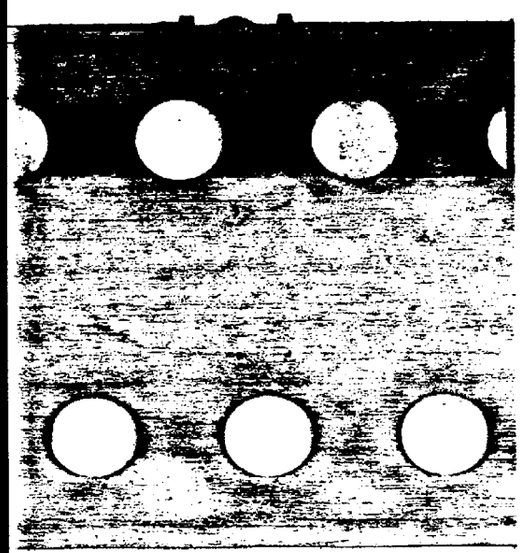
Commission Expires 7/17/88 Jean Calvert Notary Public

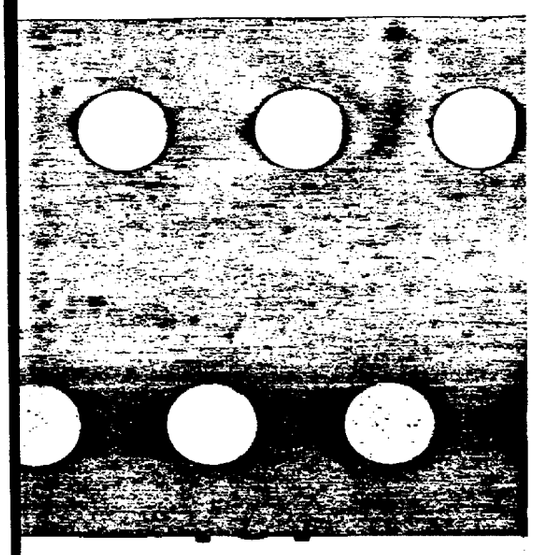
WARRANTY DEED

FROM Phillips Builders, Inc.

TO Jean M. Savage, 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 85900.00
				CON TX 283.47
				PRFEE 0.50
				WDEED 6.00
				TOTAL 289.97
				CHECK 289.97

07/06/88 01 09:59 0001 4008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46655

IDENTIFI REFERENCE

JUL 6 9 58 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109875