4952
320165-8
Box 14

BOOK 7592 PAGE 376

Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Michael C. Augustine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 1988.

Susan Calcaterra
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
Michael C. Augustine	Fidelity Federal Savings & Loan	26-7-115
(NAME)	(NAME)	
101 Cambridge Court	401 Union Street	GO-20715
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee 370	Nashville, Tennessee 37219	
(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 Michael C. Augustine and wife, Cynthia S. Augustine and Vilma Augustine Ahlm

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. 193 on the Plan of Windsor Green, Phase II, Section I, as of record in Book 6250, page 988 and 989, corrected in Book 7205, page 890, Register's Office for said County.

Said Lot No. 193 fronts 53.57 feet on the easterly margin of Cambridge Court, said frontage being the westerly line; and runs back 34.89 feet on the south margin of Southampton Court, said frontage being the northerly line; 54.38 feet on the northeast margin of Windsor Trace, being the southwest line; 106.21 feet on the east line and 49.63 feet on the southerly line. The said westerly and northerly lines being joined by a curve having a length of 32.53 feet and the said southwest and westerly lines being joined by a curve having a length of 35.36 feet.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 615, as corrected in Book 6297, page 203, said Register's Office; and by deed from F. Clay Bailey, Jr., Trustee, with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 617, as corrected in Book 6201, page 391, and Book 6297, page 207, 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.

This is unimproved (xx) improved ( ) property, known as 101 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 his hand this 5th day of July, 19 88

Phillips Builders, Inc.
By: Jackie Roark, Vice President
Jackie Roark

STATE OF TENNESSEE
Davidson County

BOOK 7592 PAGE 377

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 Vice-President of the Phillips Builders, Inc. a corporation, and that ~~s~~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, Tenn., this 5th day of July, 1988.

Jean Calvert Notary Public

Commission Expires 7/17/88

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Michael C. Augustine and wife, Cynthia S. Augustine and Vilma Augustine Ahlm

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

46852.

IDENTIFICATION REFERENCE

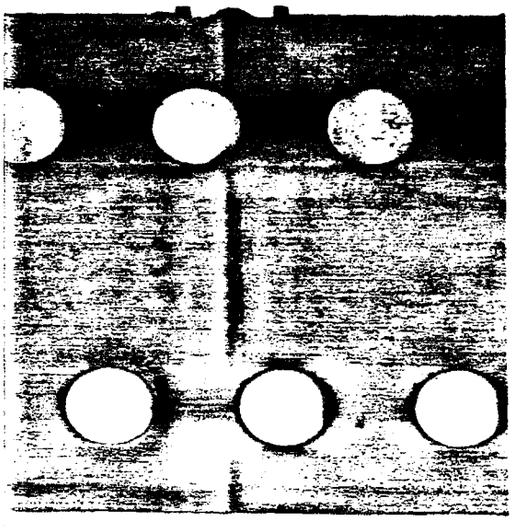
JUL 6 3 16 PM '88

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

4213 07/06 0101 03CHECK 303.17

OFFICIAL RECEIPT

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



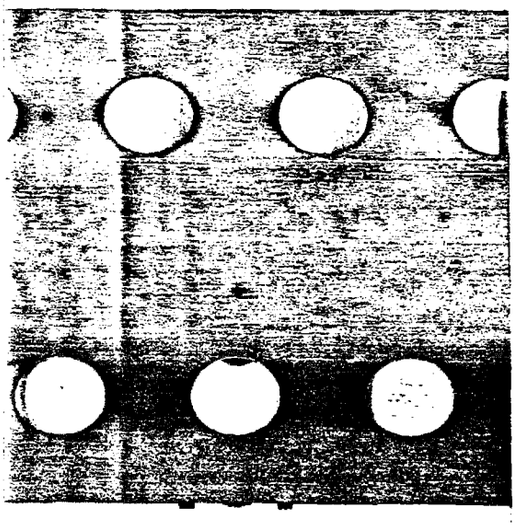
RECEIVED OF _____

FOR _____

BOOK 7592 PAGE 378

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 89900.00
~~CONV TX 296.67~~
~~PR FEE 0.50~~
WDEED 6.00
TOTAL 303.17
CHECK 303.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46852

IDENTIFICATION REFERENCE

JUL 6 3 16 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

07/06/88 01 15:18 0001 4213

No. 110078