4979
320174-6

Box 14

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,900.00

Cynthia Ann Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 19 88.

Notary Public

MY COMMISSION EXPIRES: March 3, 1992

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Keith B. Collins (NAME)	Fidelity Federal Savings & Loan (NAME)	53-5
1509 Joe Pyron Court (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 Keith B. Collins and wife, Cynthia Ann Collins

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. 23 on the Plan of Kimbolton, Phase 1, of record in Book 6900, pages 276, 277, and 278, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts a total of 76.26 feet on the northwesterly side of Jo Pyron Drive and runs back 210.00 feet on the southwesterly lot line and 194.65 feet on the northeasterly lot line to a line in the rear which measures 96.46 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, III and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Ame Ritchie and Joan Ritchie a Feme Sole as of record in Book 6746, page 672, said Register's Office. Phillips Builders, Inc. is sucessor and interest to Randall Phillips Builders, Inc., pursuant to Articles of Merger of record in Book 7298, page 203, said Register's Office.

48054

IDENTIFICATION REFERENCE

JUL 11 2 45 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

5607 07/11 0101 03CHECK 359.27

This is unimproved ( ) improved (X) property, known as 1509 Joe Pyron Court, 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 7th day of July, 19 88

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

_____ 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~~ C. Wayne Meadows

_____

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 7th day of July, 19 88.

Commission Expires 3/ 3/92

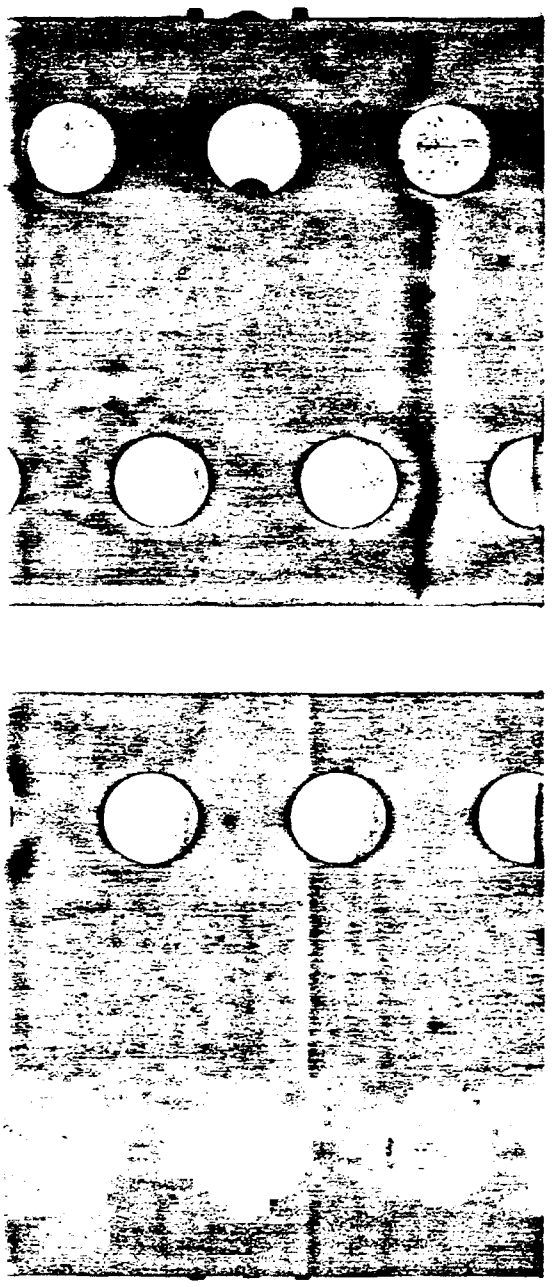
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Keith B. Collins and wife, Cynthia Ann Collins

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 106900.00
CON TX 352.77
PRFEE 0.50
MMEED 6.00
TOTAL 359.27
CHECK 359.27

07/11/88 01 14:46 0001 5607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48054

IDENTIFICATION REFERENCE

JUL 11 2 45 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111449