Box 14

5082
320191-4

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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 $ 79,900.00

John S. Childers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF July, 19 88

Notary Public

MY COMMISSION EXPIRES: Nov. 10, 1991

(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
John S. Childers, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	P/O 26-5/G0-825
136 ~~106~~ Buckingham Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Goodlettsville, Tennessee (CITY) (STATE) (P. O. ZIP)	37011 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 John S. Childers, Jr. and wife, Denise K. Childers

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. 260 of Windsor Green, Phase II, Section II, as of record in Plat Book 6900, page 549, Register's Office for said County.

Said Lot No. 260 fronts 61.00 feet on the northwest margin of Buckingham Court and runs back 94.24 feet on the southerly line and 92.88 feet on the northerly line to a line in the rear which measures 61.01 feet thereon.

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 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 conveyance is made subject to the following:
The Plan of record in Book 6200, page 549, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line and a 15 foot public utility easement from Buckingham Court and a 10 foot public utility and drainage easement on the rear line.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, said Register's Office.

By-Laws of record in Book 6406, page 942, said Register's Office.

(over)

This is { unimproved / improved } property, known as 136 ~~106~~ 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 seised 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 29th day of July, 19 88

Phillips Builders, Inc.
By: 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 29th day of July, 19 88.

Jean Calvert Rowland Notary Public

Commission Expires 3/3/92

WARRANTY DEED

FROM Phillips Builders, Inc.

TO John S. Childers, Jr. and wife, Denise K. Childers

IDENTIFICATION REFERENCE

AUG 3 1 09 PM '88

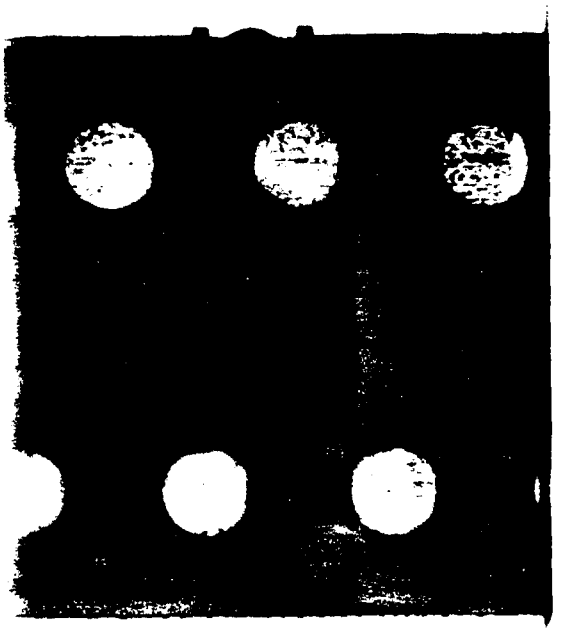
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Deed of Easement Dedication to Madison Suburban Utility District for installation and maintenance of water lines in Book 4377, page 94, and Book 6636, page 824, said Register's Office.

Sanitary Sewer Easement to City of Goodlettsville in Book 6117, page 290, said Register's Office.

Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, page 203, said Register's Office, dated June 30, 1987.



OFFICIAL RECEIPT

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

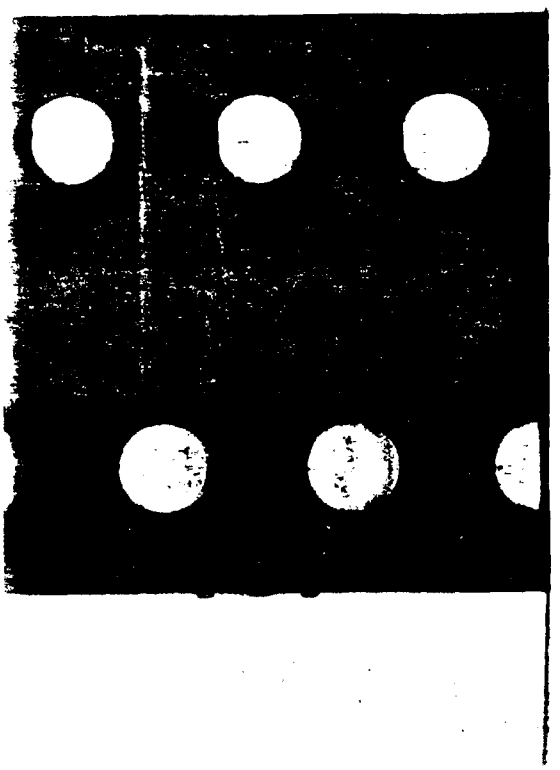
RECEIVED OF _____

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 79900.00
CON TX 263.67
PRFEE 0.50
WDEED 6.00
TOTAL 270.17
CHECK 270.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/88 01 13:13 0001 3212

55363

IDENTIFICATION REFERENCE

Aug 3 1 08 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119810