5084
320190-6

Box 14

BOOK 7617 PAGE 189

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00

Mary Lou Farinaro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 1988.

Notary Public

MY COMMISSION EXPIRES: 3-19-92

(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
Mary Lou Farinaro (NAME)	Fidelity Federal Savings & Loan (NAME)	P/O 163-117
817 Beazer Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2DU-17960
Antioch, Tennessee 37013 (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 Mary Lou Farinaro, 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. 51 on the Plan of Revised Bell Forge Village III, Section Five, as of record in Book 6900, page 632, Register's Office for said County, to which plan reference is hereby made for a more complte legal description.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation by deed from Bell Forge Associates, a Tennessee joint venture composed of Richard W. Sorenson, George A. Volkert, W. Gerald Ezell and Carl H. Vereen of record in Book 7224, page 272, said Register's Office. Phillips Builders is successor and interest to Randall Phillips Builders, Inc., a Tennessee corporation 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 6900, page 632, surveyor's correction in Book 7524, page 552, said Register's Office.

Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7224, page 209, Book 7461, page 530, Book 7464, page 967 and Book 7508, page 659, said Register's Office.

Deed of Conveyance for a sewer line of record in Book 7026, page 922, said Register's Office.

Amendment and Addition of a Sewer line along with a public utility and drainage

(over)

This is unimproved (XX) improved ( ) property, known as 817 Beazer Lane, Antioch, Tennessee 37013
(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 29th day of July, 19 88

Phillips Builders, Inc.
By: C. Wayne Meadows, Vice President
~~Jackie Roark~~, Vice President
C. Wayne Meadows

BOOK 7617 PAGE 190

STATE OF TENNESSEE
Davidson County

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 20th day of July, 19 88.

Commission Expires 3/3/92 Notary Public

3215 08/03 [illegible] 247.07

WARRANTY DEED

FROM Phillips Builders, Inc.

IDENTIFICATION

TO Mary Lou Farinaro, unmarried

Filed Aug 3 11 PM '88

FELIX J. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

easement crossing the westerly line of Bell Forge Village, Sec. II as of record in Book 5200, page 695, said Register's Office onto Bell Forge Village, Section V, said document herein described being of record in Book 6859, page 672, said Register's Office.

Agreement for use of Dumpster Facility filed of record in Book 7224, page 195, said Register's Office.

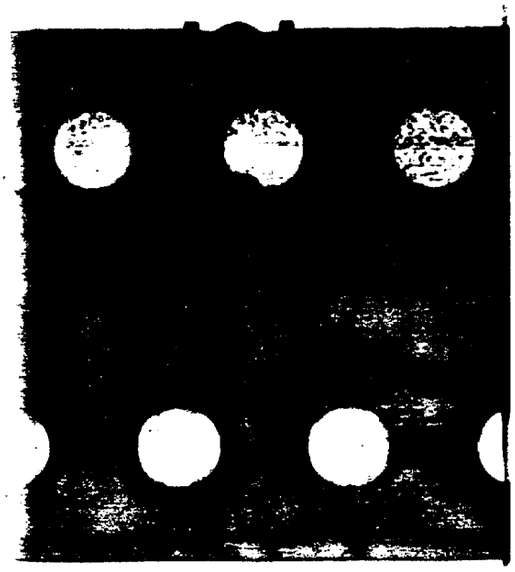
Bell Forge Village Homeowners Association Annexation to Properties and subjection to Declaration of Covenants, Conditions and Restrictions, of record in Book 6350, page 858, said Register's Office.

Declaration of Covenants, Conditions and Restrictions in Book 6040, page 538, amendment in Book 6651, page 207, said Register's Office.

Easement agreement by and between Bell Forge Associates, a Tennessee joint venture composed of Richard W. Sorenson, George A. Volkert, W. Gerald Ezell and Carl H. Vereen, Bell Forge Village Homeowners' Association, Phase I, a Tennessee not-for-profit corporation and the Bell Forge Umbrella Association, of record in Book 7224, page 246, said Register's Office.

OFFICIAL RECEIPT

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



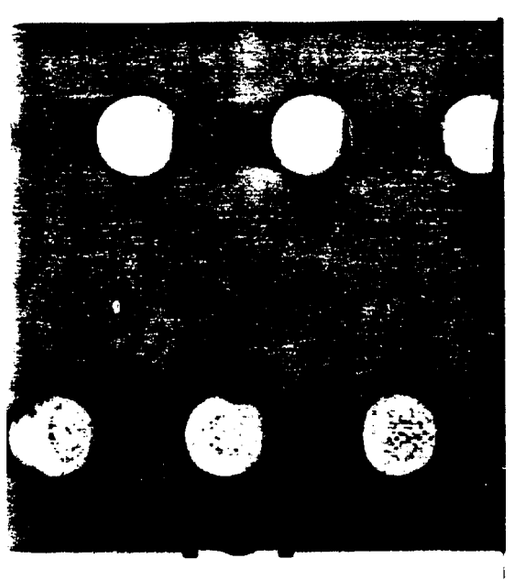
RECEIVED OF _____

FOR _____

BOOK 7617 PAGE 191

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	72900.00
STATE	240.57
PRFEE	0.50
MTGFEE	6.00
TOTAL	247.07
CHECK	247.07

08/03/98 01 13:15 0001 3215

55366

IDENTIFICATION REFERENCE

AUG 3 1 11 PM '98

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 119813