Box 14
4973
320165-8

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Michael R. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 88.

Notary Public

MY COMMISSION EXPIRES: July 17, 1988

(AFFIX SEAL)

BOOK 7621 PAGE 753

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 R. Edwards (NAME)	Fidelity Federal Savings & Loan (NAME)	150-41
1220 Huntingboro (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-38160
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 Michael R. Edwards and wife, Mayree S. Edwards

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. 455, Phase I Somerset formerly Town Village of The Country Section Six, of record in Book 6900, page 690 & 691, Register's Office for Davidson County, Tennessee.

Said Lot No. 455 fronts a total of 66.00 feet on the southerly side of Huntingboro Court and runs back 162.43 feet on the westerly lot line and 115.00 feet on the easterly lot line to a line in the rear which measures 83.75 feet thereon.

Being part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell as of record in Book 4687, page 44, said Register's Office, also being the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc., by deed from Carl J. Strassle and wife, Sandra G. Strassle of record in Book 5172, page 405, said Register's Office, and being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation of record in Book 4654, page 67, said Register's Office. Said Philhall Corp. having since quitclaimed said plroperty to Randall Phillips Builders, Inc. of record in Book 5508, page 923, said Register's Office. Phillips Builders, Inc., is successor and interest to Philhall Corp. and Randall Phillips Builders, Inc., pursuant to Articles of Merger of record in Book 7298, page 203, said Register's Office.

4947 08/08 0101 03CHECK 286.67

This is (XX) unimproved ( ) improved property, known as 1220 Huntingboro, 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 30th 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____.

_____ 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 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 30th day of June, 1988.

Susan Calvert Notary Public

Commission Expires 7/17/88

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Michael R. Edwards and wife, Maycee S. Edwards

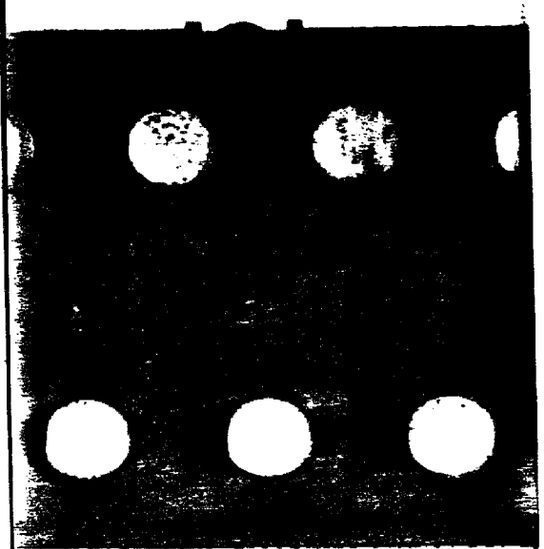
Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

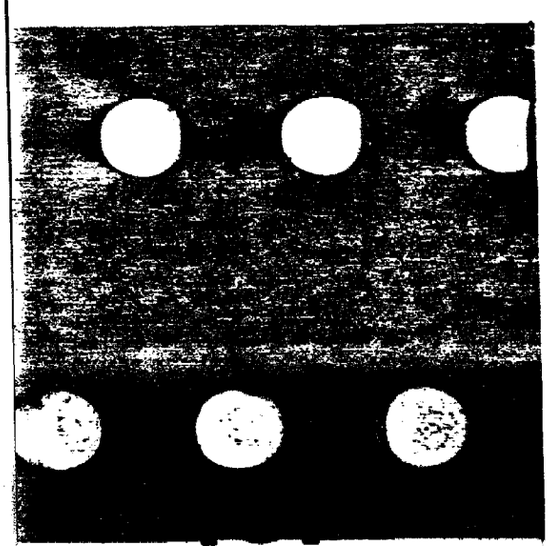
56890

IDENTIFICATION

AUG 8 2 39 PM '88

ELIAZ WILKINS REGISTER
DAVIDSON COUNTY, TN





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	84900.00
CON TX	280.17
PRFEE	0.50
MISC	4.00
TOTAL	286.67
CHECK	286.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4947

5689.0

IDENTIFICATION REFERENCE

AUG 8 2 39 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 121527