BOOK 7628 PAGE 753 FORM No. WD-1

DELIVER BOX 40

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 1988

Notary Public

My Commission Expires Jan. 10, 1989 MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS 5401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Elbert Gene Snead	First Republic Mortgage	26-7-149
(NAME)	(NAME)	
710 Windsor Trace	2090 Hewitt Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Kettering, Ohio 45440	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) ZIP	

FOR AND 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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elbert Gene Snead and wife, Jeanette C. Snead

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 the 2nd Civil District of Davidson County, Tennessee and being Lot No. 227 on the Plan of Windsor Green, Phase 2, Section 1, as of record in Plat Book 6250, page 46, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee of record in Book 6100, page 617 and corrected in Book 6201, page 391 and Book 6297, page 207, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6406, page 929 and Book 6406, page 942, said Register's Office.

Subject to any and all existing easements.

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FEE $ REFERENCE

Aug 17 10 11 AM '88

unimproved ( ) property, known as
This is improved (XX) property, known as 710 Windsor Trace, Goodlettsville, TN 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 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 my hand this 15th day of August, 19 88

Randall Phillips Builders, Inc.
By: Jackie Black, Vice Pres.

BOOK 7628 PAGE 754

STATE OF TENNESSEE
COUNTY OF

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, 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__

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark, with whom I am personally acquainted and who upon her oath acknowledged herself to be Vice President of the Randall Phillips Builders, Inc. and that she as such Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Vice President.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 15th day of August, 19 88

My commission expires May 20, 1992

Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

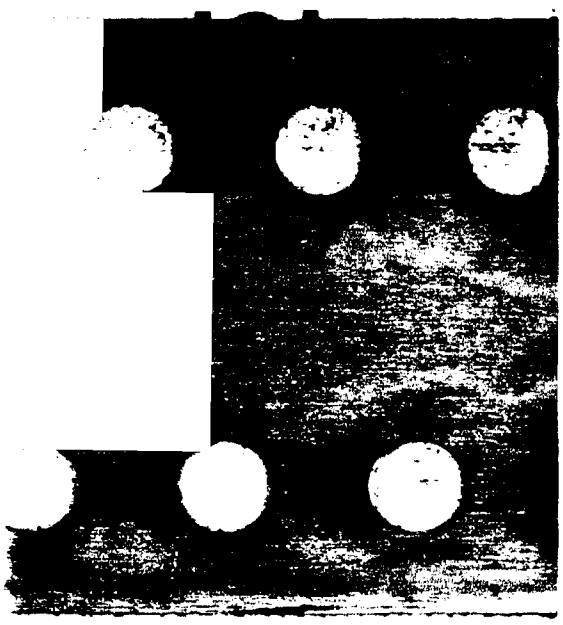
TO

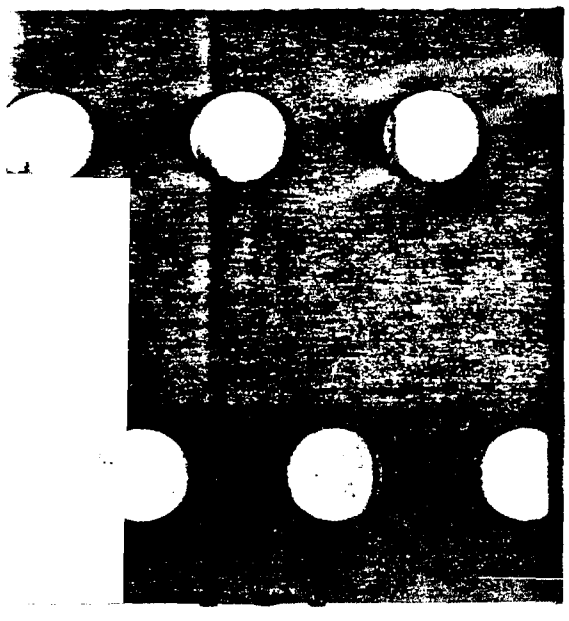
Elbert Gene Snead and wife, Jeanette C. Snead

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7628 PAGE 705

CO - CORP. PAPERS	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	ST TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MT TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	78900.00
CON TX	260.37
PRFEE	0.50
WDEED	6.00
TOTAL	266.87
CHECK	266.87

08/17/88 01 10:12 0001 7865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5941.5

CROSS REFERENCE

Aug 17 10 11 AM '88

No. 124411