5109
542388-7

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF August

Notary Public

MY COMMISSION EXPIRES: 3/3/92

(AFFIX SEAL)

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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
Steven Mark Katzaroff	Fidelity Federal Savings & Loan	173-163
(NAME)	(NAME)	
307 Paulson Place	401 Union Street	5D-63736
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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 Steven Mark Katzaroff and wife, Michelle Leigh Katzaroff

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. 26 on the Plan of Hunters Branch, Section 2B, as of record in Plat Book 6900, pages 336 and 337, Register's Office for said County.

Said Lot No. 26 fronts 43.88 feet on the easterly margin of the cul de sac of Paulson Place and runs back 101.20 feet on the north line and 130.79 feet on the south line to a line in the rear which measures 79.60 feet thereon.

Being part of the same property conveyed to Philhall Corporation, a Tennessee corporation by deed from Hunter's Branch Development, Inc., a Tennessee corporation as of record in Book 7179, page 182, said Register's Office. Phillips Builders, Inc. is successor and interest to Philhall Corporation, 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 336 and 337, said Register's Office, shows an Owner's Certificate, a 25 foot minimum building setback line from Paulson Place, a 10 foot N.E.S. easement along the west line and a 10 foot telephone easement on the rear and both side lines.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6601, page 7, said Register's Office.

By-Laws of record in Book 6632, page 429, said Register's Office.

Open Space as designated in plat of record in Book 6900, pages 336 and 337, said Register's Office.

unimproved
This is improved (X) property, known as 307 Paulson Place, 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 23rd day of August, 19 88

Phillips Builders, Inc.
By: Jackie Roark, Vice Pres.

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~~ herself to be the Vice-President of the Phillips Builders, Inc. a corporation, and that ~~he~~ she as such Vice-President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Vice-President

Witness my hand and official seal at Nashville, Tenn. this 23rd. August, 19 88.

Commission Expires 8/3/92

Susan Calvert Roark
Notary

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Steven Mark Katzaroff and wife, ~~Michelle Leigh Katzaroff~~

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6.41 43.

IDENTIFICATION REFERENCE

SEP 12 2 32 PM '88

FEE $ WILSON IT REGISTER
DAVIDSON COUNTY, TN

RECD 09/01 0101 03CHECK 308.45



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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6414 3

IDENTIFICATION REFERENCE

SEP 1 2 32 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

09/01/98 01 14:32 0001 3121

CAMT	91500.00
MOR TX	301.95
ERR	CO
MOR TX	301.95-
CON TX	301.95
PRFEE	0.50
WDEED	6.00
TOTAL	308.45
CHECK	308.45

No. 130204