5122
240040-7
Box 14

BOOK 7644 PAGE 207

Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,900.00

Patricia R. Fesmire
Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(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
Patricia R. Fesmire (NAME)	Fidelity Federal Savings & Loan (NAME)	53-5
612 Brentmeadow Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11D-76000
Madison, Tennessee 37115 (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 Patricia R. Fesmire, 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. 41B, Zone Lot Division of Lots 39 and 41, Phase I, Kimbolton, as of record in Book 6900, pages 276, 277 and Plat Book 6900, page 742, Register's Office for said County.

Said Lot No. 41B fronts 47.00 feet on the northerly margin of Brentmeadow Circle and runs back 120.00 feet on the easterly line and a total of 118.87 feet on the broken west line to a line in the rear which measures 70.00 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation by deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie, III and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Anne Ritchie and Joan Ritchie, a feme sole as of record in Book 6746, page 672, said Register's Office. Phillips Builders, Inc. 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 276-278 and Book 6900, page 742, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the rear line and a 2.5 X 25 foot anchor easement on the southeasterly front corner.
Restrictions contained in instrument of record in Book 7265, page 655 and Plat Book 6900, page 742, said Register's Office.
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7464, page 969 and Book 7470, page 126, said Register's Office.

This is unimproved ( ) / This is improved (X) property, known as 612 Brentmeadow Circle, Madison, Tennessee 37115
(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 August, 19 88

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

STATE OF TENNESSEE
Davidson County

BOOK 7644 PAGE 208

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 ~~him~~her self 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 ~~him~~her self as Vice President.

Witness my hand and official seal at Nashville, Tenn., this 29th day of August, 1988.

Susan Calvert Rosebro Notary Public

Commission Expires 3/3/92

SUSAN CALVERT ROSEBRO NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Patricia R. Fesmire, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

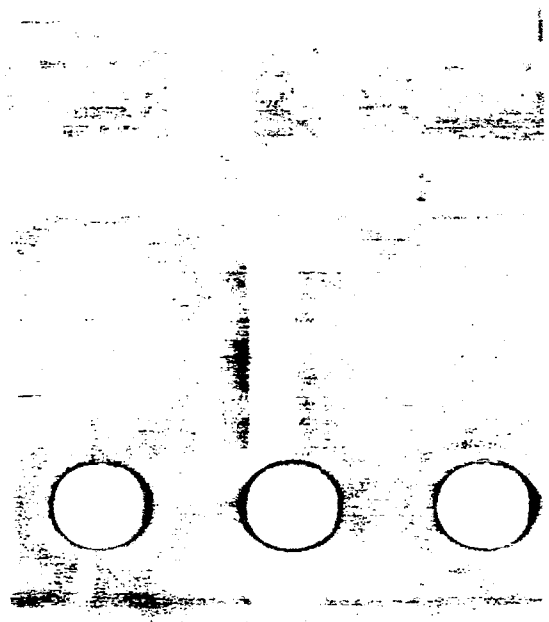
6 4 7 1 2

IDENTIFICATION REFERENCE

SEP 2 3 07 PM '88

METRO REGISTER

DEED BOOK 7644 PAGE 208



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7644 PAGE 209

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

CAPT	63900.00
DON TX	210.87
PRFEE	0.50
MISCD	6.00
TOTAL	217.37
CHECK	217.37

09/02/88 01 15:07 0001 3756

6 4 7 1 2

IDENTIFICATION REFERENCE

SEP 2 3 07 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 130822