Dock 14
5209
320240-9

BOOK 7669 PAGE 761

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Paul D. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF September 1988

Notary Public

MY COMMISSION EXPIRES: 3/3/89

(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
Paul D. Watson (NAME)	Fidelity Federal Savings & Loan (NAME)	86-8-87
305 Strombury Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	4D-92565
Hermitage, Tennessee 37076 (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 Paul D. Watson and wife, Kimberly A. Watson

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. 390 on the Plan of Camden Woods, Phase I, as of record in Book 6900, page 697 and 698, Register's Office for said County.

Said Lot No. 390 fronts a total of 69.09 feet on the southerly margin of Strombury Court and runs back 118.44 feet on the easterly line and 105.35 feet on the westerly line to a line in the rear which measures 65.09 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank in Nashville as of record in Book 5584, page 274, said Register's Office. Phillips Builders, Inc. is successor and interest to Randall Phillips Builders, Inc. 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 697 and 698, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the rear line and an 8 foot public utility and drainage easement on the westerly line.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7620, page 561, amended in Book 7657, page 580, said Register's Office.

By-Laws of record in Book 7620, page 583, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage in Book 7640, page 534, said Register's Office.

This is unimproved (or improved) property, known as 305 Strombury Court, Hermitage, Tennessee 37076
(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 September, 19 88

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

STATE OF TENNESSEE
Davidson County

BOOK 7669 PAGE 762

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 September, 19 88.

Commission Expires 3/13/92

_____ Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Paul D. Watson and wife, Kimberly A. Watson

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

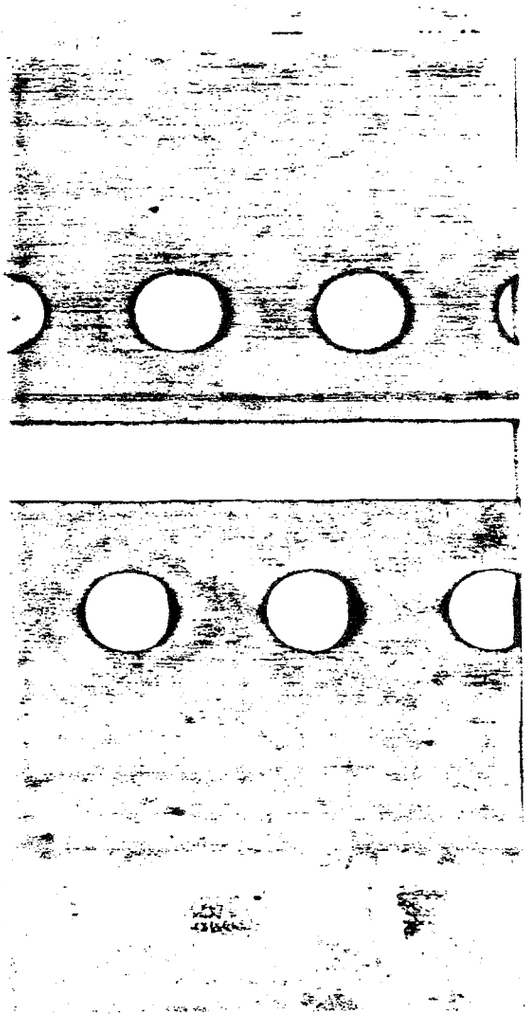
7.3470

IDENTIFICATION REFERENCE

Oct 4 3 32 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

38882 10/04 0101 03CHECK 336.17



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7669 PAGE 763

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

CANT	99900.00
CO TX	329.67
PRFEE	0.50
WDEED	6.00
TOTAL	336.17
CHECK	336.17

7.3470 IDENTIFICATION REFERENCE Oct 4 3 32 PM '88 FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN 10/04/88 01 15:36 0001 3882

No. 140720