5223
320250-4
Box 14

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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

Mickie E. Galloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 1988

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
Mickie E. Galloway (NAME)	Fidelity Federal Savings & Loan (NAME)	53-5
620 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 Mickie E. Galloway, 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. 39B, Zone Lot Division of Lot Nos. 39 and 41 on the Plan of Kimbolton, Phase 1, as of record in Plat Book 6900, pages 276-278, and in Plat Book 6900, page 742, Register's Office for said County.

Said Lot No. 39B fronts 30.14 feet on the northerly margin of Brentmeadow Circle and runs back a total of 216.94 feet on the broken southwest line and 238.43 feet on the easterly line to a line in the rear which measures 61.00 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. 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 Plat Book 6900, page 276-278 and Plat Book 6900, page 742, said Register's Office, shows an Owner's Certificate, a 2.5 X 25 foot anchor easement on southeasterly front corners and a sewer easement along the front line.

Restrictions contained in instrument of record in Book 7265, page 655 and Plat Book 6900, page 742, said Register's Office.
(over)

This is unimproved (XX) improved ( ) property, known as 620 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 14th day of October, 1988

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 14th day of October, 19 88.

_____ Notary Public

Commission Expires 5/13/89

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Mickie E. Galloway, unmarried

PERRY E. WILSON II REGISTER
DAVIDSON COUNTY, TN
Oct 17 2 48 PM '88

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

7.6 7.32

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.

Deed of Dedication to Madison Suburban Utility District of Davidson County, Tennessee, of record in Book 7653, page 284, said Register's Office.

7590 10/17 0101 03CHECK 217.37

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 63900.00
CON TX 210.87
PRFEE 0.50
~~MREED~~ 6.00
TOTAL 217.37
CHECK 217.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/17/88 01 14:50 0001 7590

7.67.32.

IDENTIFICATION REFERENCE

Oct 17 2 45 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 144375