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5234
320249-0

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Brian L. Drake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 19 88.

Notary Public

MY COMMISSION EXPIRES: March 3, 1992
(AFFIX SEAL) July 10, 1990

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-3429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian L. Drake (NAME)	Fidelity Federal Savings & Loan (NAME)	172-8A-62
907 Retriever Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Antioch, Tennessee 37013 (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 Brian L. Drake and wife, Mary L. Drake

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. 62 on the Plan of Hunters Branch, Section Two-B of record in Book 6900, pages 336 & 337, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 30.35 feet on the southerly side of Retriever Place and runs back 111.08 feet on the northerly lot line and 116.34 feet on the southerly lot line to a broken line in the rear which measures a total of 141.22 feet thereon.

Being 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.

This conveyance is made subject to:

The Plan of record in Book 6900, page 336 & 337, said Register's Office, shows an Owner's Certificate, a 25 foot minimum building setback line from Retriever Place, a 10 foot NES easement along the front lot line and an undetermined public utility and drainag easement along the rear.
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6601, page 7, By-Laws of record in Book 6632, page 429 said Register's Office.
Open space as designated in plat of record in Book 6900, page 336 & 337, said Register's Office.

This is unimproved (X) improved ( ) property, known as 907 Retriever Place, Antioch, Tennessee 37211 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 seised 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, 19 88

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, 1988.

Commission Expires ~~3/3/92~~ July 10, 1990 _____ Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Brian L. Drake and wife, Mary L. Drake

IDENTIFICATION REFERENCE

7.7.07.0

Oct 18 2 54 PM '88

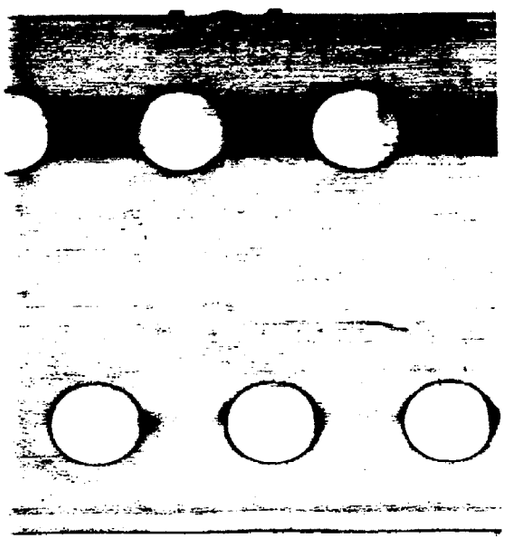
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

7990 10/18 0101 03CHECK 319.67

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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



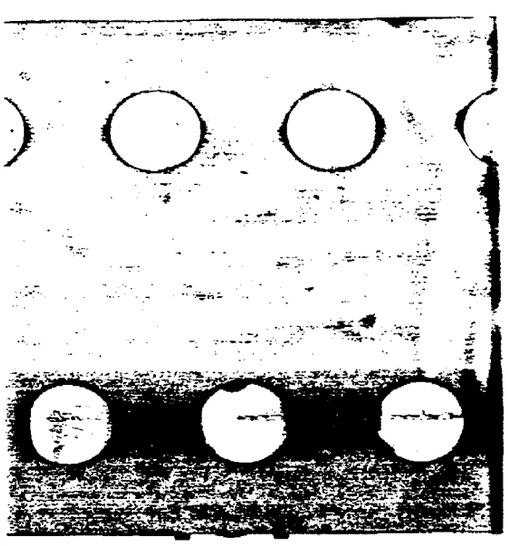
RECEIVED OF _____

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

CAMT	94900.00
CON TX	313.17
PRFEE	0.50
WDEED	6.00
TOTAL	319.67
CHECK	319.67

10/18/88 01 14:54 0001 7990

T.T.0 7.0

IDENTIFICATION REFERENCE

Oct 18 2 54 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144766