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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 $ 72,900.00

Andrew C. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 88

Jean Collier Lackey
Notary Public

MY COMMISSION EXPIRES: 3/3/91

(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
Andrew C. Hill (NAME)	Fidelity Federal Savings & Loan (NAME)	26-5
138 Buckingham Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	GO-8251
Goodlettsville, Tennessee 370[illegible] (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 GRANTERS, 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 Andrew C. Hill, 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. 261 on the Plan of Windsor Green, Phase II, Section II, as of record in Plat Book 6900, page 549, Register's Office for said County.

Said Lot No. 261 fronts 61.00 feet on the northwest margin of Buckingham Court and runs back 92.88 feet on the southerly line and 102.42 feet on the northerly line to a line in the rear which measures 61.74 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee of record in Book 6100, page 617, corrected in Book 6201, page 391, and Book 6297, page 207, 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 6200, page 549, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.
Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, said Register's Office.
By-Laws of record in Book 6406, page 942, said Register's Office.
Deed of Dedication Easement from Randall Phillips Builders, Inc. to Madison Suburban Utility District of Davidson County, Tennessee, of record in Book 4377, page 94, as dedicated in Book 6636, page 824, said Register's Office.
Sanitary Sewer easement to City of Goodlettsville, of record in Book 6117, page 290, said Register's Office.

unimproved XX
This is improved ( ) property, known as 138 Buckingham Court, Goodlettsville, Tennessee 37072
(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 20th day of October, 19 88

Phillips Builders, Inc.
By: 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___.

Commission Expires _____ _____ Notary Public

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~~ her to be the Vice President _____ of the Phillips Builders, Inc.

a corporation, and that she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ her as Vice President.

Witness my hand and official seal at Nashville, Tenn., this 20th day of October, 1988.

Commission Expires 3/3/92 Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Andrew C. Hill, unmarried

0792 10/25 010 03CHECK 247.07

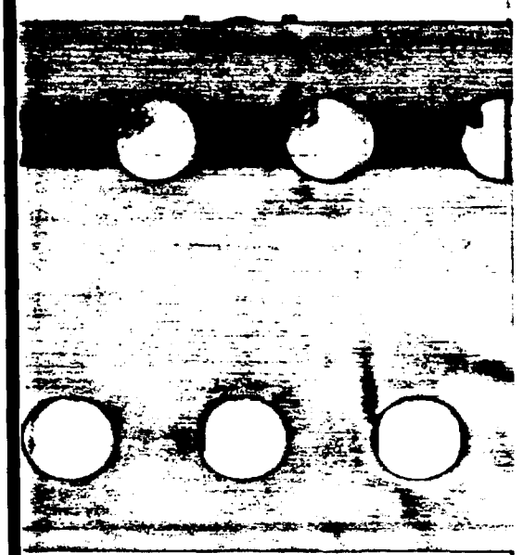
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

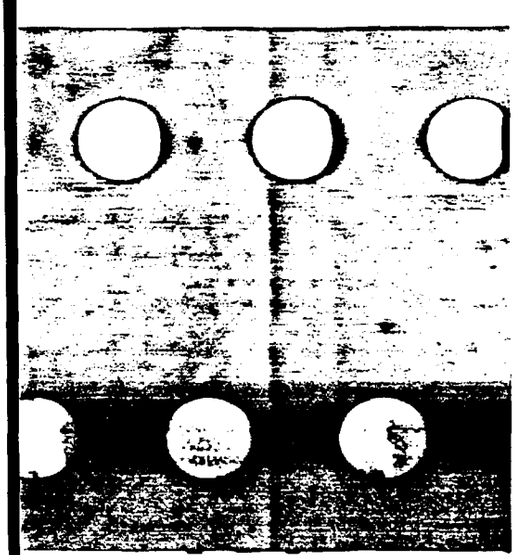
7.9589

IDENTIFICATION REFERENCE

Oct 25 2 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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 72900.00
MOR TX 240.57
ERR CO
MOR TX 240.57-
CON TX 240.57
PREFE 0.50
MREEN 6.00
TOTAL 247.07
CHECK 247.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/25/88 01 14:31 0001 0792

7.9589

IDENTIFICATION REFERENCE

OCT 25 2 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147538