BOOK 7687 PAGE 213

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,596.50

R. B. Nixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 88

Notary Public

MY COMMISSION EXPIRES 10-9-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
R. B. Nixon	Same	53-13-77
(NAME) 317 Chesterfield Circle	(NAME)	11D 94296
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(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 R. B. Nixon and his wife, Claudia J. Nixon

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. 10 on the plan of Phase I, Kimbolton, of record in Plat Book 6900, Page 277, as amended in Book 7577, Page 553, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 95.67 feet on the easterly margin of Chesterfield Circle and extends back 152.80 feet on the northerly line and 160.36 feet on the southerly line to a dead line in the rear measuring 96.0 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Thomas E. Stewart, Trustee, of record in Book 6746, page 672, and Book 7304, Page 279, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc., by Articles of Merger of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

7 9 8 9 3
INDEXED REFERENCE
Oct 26 2 28 PM '88
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 317 Chesterfield Circle, Madison, TN 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 ti, 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 my hand this 25th day of October, 88

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

ATTEST:

STATE OF TENNESSEE
Davidson County

BOOK 7687 PAGE 214

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, 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
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark or proved to me upon the basis of satisfactory evidence /and/ ~~XXXXXXXXXXXXXX~~ with whom I am personally acquainted and who upon (their /several/ oaths) her oath acknowledged ~~XXXXXXX~~ (themselves) herself to be the Vice President /and/ _____ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~S~~(he) (they) as such Vice President /and/ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Roark as such Vice President /and attesting the same by the said _____ /as such/ _____.

Witness my hand and official seal at office at Nashville on this the 25th day of October, 19 88.

My commission expires 10-9-91

Notary Public

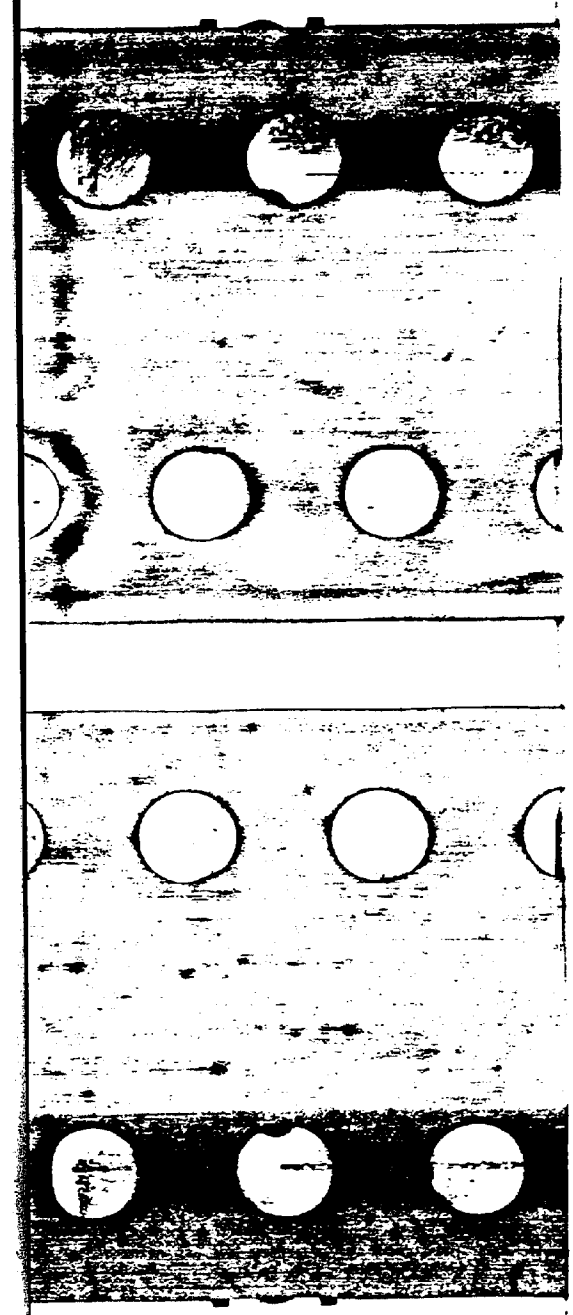
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
R. B. Nixon
Claudia J. Nixon

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

1158 10/26 0101 03CHECK 288.98



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7687 PAGE 215

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 85596.50
CON TX 282.48
PRFEE 0.50
WDEED 6.00
TOTAL 288.98
CHECK 288.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/26/88 0001 1158

7:9893

IDENTIFICATION REFERENCE

OCT 26 2 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147900