5268
320266-7
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 $103,050.00

Harold F. Grace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 1988.

Jean Calvert Barbee
Notary Public

MY COMMISSION EXPIRES: 8/3/90

(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
Harold F. Grace (NAME)	Fidelity Federal Savings & Loan (NAME)	P/O 26-5
102 Swanton 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 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 Harold F. Grace and wife, Patricia C. Grace

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. 285 on the Plan of Windsor Green, Phase II, Section II, as of record in Plat Book 6900, page 549, amended in Book 7649, page 288, said Register's Office.

Said Lot No. 285 fronts a total of 61.19 feet on the northerly margin of Swanton Court and fronts a total of 90.50 feet on the easterly margin of Windsor Trace, said frontages being joined by a curve having a length of 37.89 feet, and runs back 76.26 feet on the northerly line and 117.83 feet on the easterly line to a point of intersection.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee as 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 Amendment 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, amended in Book 7649, page 288, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Windsor Trace, a 20 foot minimum building setback line from Swanton Court, a 15 foot public utility and drainage easement on the southerly and westerly line, and a 10 foot public utility and drainage easement on the northerly line.

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.

This is ~~improved~~ unimproved (XX) property, known as 102 Swanton Court, Goodlettsville, Tennessee 37072
(Street Number) (Street) (P. O. Address) (City or Town) (Postal Zip)
By-Laws of record in Book 6406, page 947, said Register's Office.

(over)

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 31st 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___.

_____ 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~~ C. Wayne Meadows

_____

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 31st day of October, 1988.

Notary Public

Commission Expires 3/3/92

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Harold F. Grace and wife, Patricia C. Grace

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Deed of Easement Dedication to Madison Suburban District for installation and maintenance of water lines in Book 4377, page 94 and Book 6636, page 824, said Register's Office.

Sanitary Sewer Easement to the City of Goodlettsville in Book 6117, page 290, said Register's Office.

8 1 1 9 5

IDENTIFICATION REFERENCE

Oct 31 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2708 10/31 0101 03CHECK 346.40

OFFICIAL RECEIPT

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

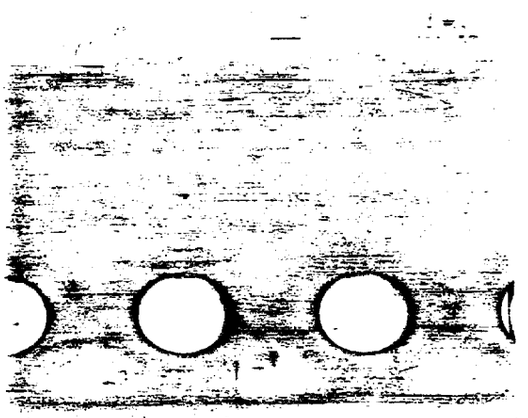
RECEIVED OF _____

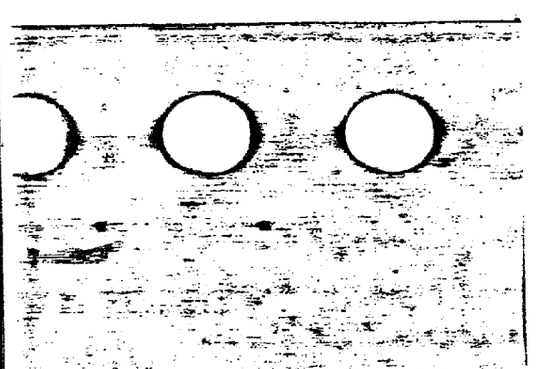
FOR _____

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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
103050.00
CON TX 339.90
PRFEE 0.50
MISC 6.00
TOTAL 346.40
CHECK 346.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/88 01 15:12 0001 2708

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IDENTIFIER REFERENCE

Oct 31 3 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 149428