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Box 14

v272
320257-9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00

George W. Edging
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF October, 88

Notary Public

MY COMMISSION EXPIRES: 3/3/92

(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
George W. Edging (NAME)	Fidelity Federal Savings & Loan (NAME)	172-8-A-89
1402 Hunter's Branch Road (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 George W. Edging and wife, Barbara S. Edging

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. 89 on the Plan of Hunter's Branch, Section 2-C, as of record in Book 6900, page 582, Register's Office for said County.

Said Lot No. 89 fronts 26.41 feet on the southerly margin of Hunters Branch Road and runs back 134.94 feet on the easterly line, 103.11 feet on the northerly line, 90.00 feet on the westerly line and 57.75 feet on the southerly line to a point of intersection.

Being part of 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. Phillips Builders, Inc. is successor and interest to Philhall Corporation, a Tennessee corporation by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

This conveyance is subject to the following:
The Plan of record in Book 6900, page 582, said Register's Office, shows an Owner's Certificate, a 10 foot public utility easement and a 25 foot minimum building setback line from Hunter's Branch Road, a 5 foot building envelope on the westerly and easterly lines and a 20 foot public utility and telephone easement on the southerly line.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6601, page 7, said Register's Office.

By-Laws of record in Book 6632, page 429, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 1402 Hunter's Branch Road, Antioch, Tennessee 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 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 28th 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~~ she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Vice President.

Witness my hand and official seal at Nashville, Tenn., this 28th day of October, 19 88.

Commission Expires 3/3/92

Jesse Calvert Fowler Notary Public

NOTARY PUBLIC LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
George W. Edging and wife, Barbara S. Edging

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

8 | 2 0 5.

IDENTIFICATION REFERENCE

Oct 31 3 17 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2718 10/31 0101 03CHECK 293.27

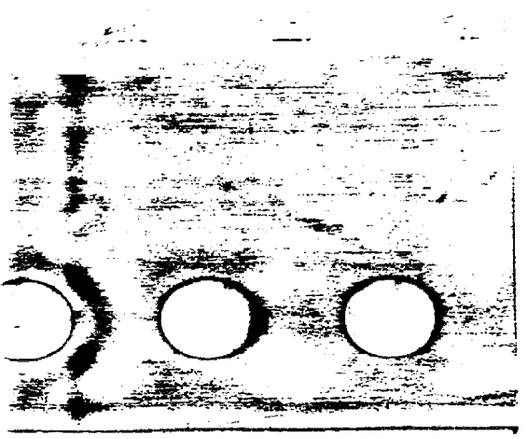
OFFICIAL RECEIPT

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

RECEIVED OF _____

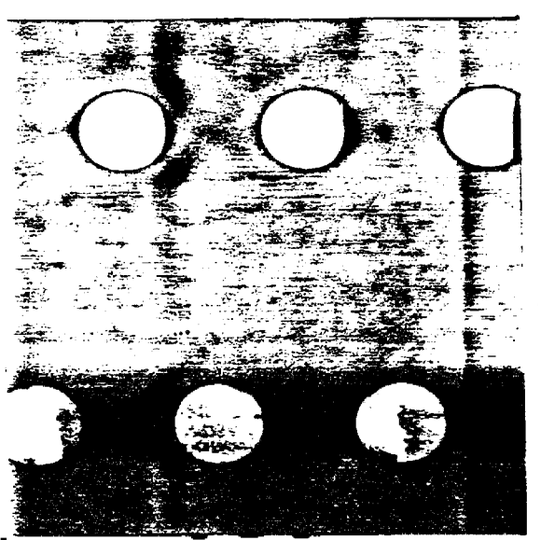
FOR _____

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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	86900.00
CON TX	286.77
PRFEE	0.50
[illegible]	6.00
TOTAL	293.27
CHECK	293.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/88 01 15:18 0001 2718

8 1 2 0 5

IDENTIFIER REFERENCE

Oct 31 3 17 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

No. 149438