6014
5292
99-980042-3

FORM NO. WD-1

BOOK 7708 PAGE 955

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,900.00

John David Stephenson
Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 19, 1990
(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
John David Stephenson	Fidelity Federal Savings & Loan	172-8-A-63
(NAME)	(NAME)	
909 Retriever Place	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	
(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 John David Stephenson and wife, Charlotte M. Stephenson

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. 63, Hunter's Branch Section 2B of record in Plat Book 6900, page 336 and 337, Register's Office for Davidson County, Tennessee

Said Lot No. 63 fronts a total of 63.40 on the westerly side of Retriever Place and runs back 142.86 feet on the northerly lot line and 111.08 feet on the easterly lot line to a line in the rear which measures 75.00 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. Phillips Builders, Inc., is successor and interest to Philhall Corporation by virtue of Articles of Amendment of record in Book 7298, page 203, said Register's Office.

9831 11/21 0101 03CHECK 342.77

8.7.2 8 6

IDENTIFICATION REFERENCE

Nov 21 3 12 PM '88

FELIX Z. WILSON CC REGISTER
DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 909 Retriever Place, 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 14th day of November, 19 88

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

STATE OF TENNESSEE
Davidson County

BOOK 7708 PAGE 956

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 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 November, 1988.

Commission Expires Aug 10, 1990 _____ Notary Public

WARRANTY DEED

FROM Phillips Builders, Inc.

TO John David Stephenson and wife, Charlotte M. Stephenson

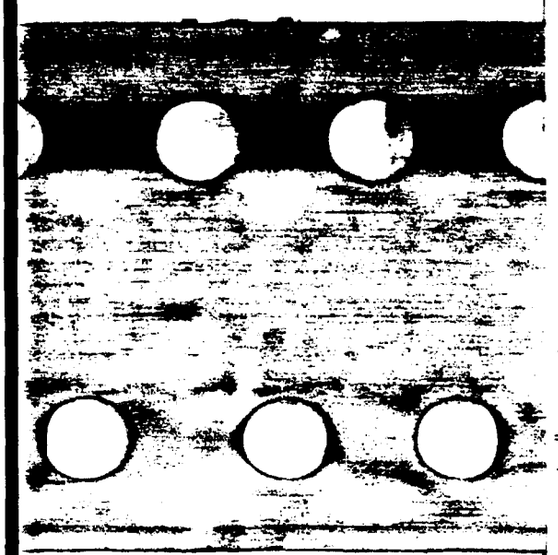
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

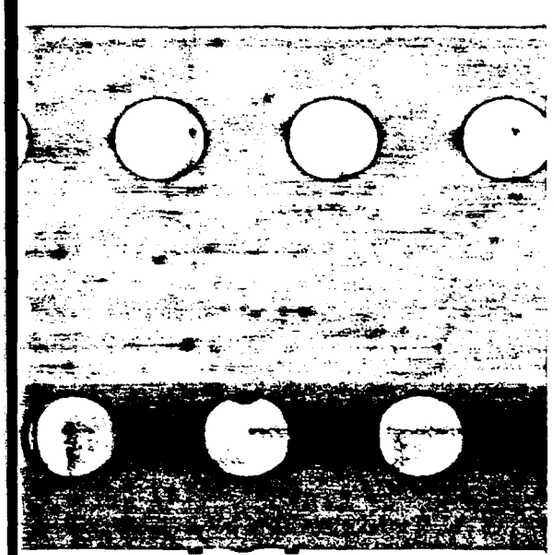
This conveyance is made subject to:

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, a public utility and drainage easement on the westerly lot line and a 5 foot building envelope on the southerly and northerly lot lines.

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

Open space as designated in Plat of record in Book 6900, page 336 & 337 said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 7708 PAGE 957

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 101900.00
CON TX 336.27
PRFEE 0.50
WDEED 6.00
TOTAL 342.77
CHECK 342.77

11/21/88 01 15:14 0001 9831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.2 8 6

IDENTIFI REFERENCE

Nov 21 3 12 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156367