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BOOK 7714 PAGE 94 Book

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,200.00

Edward J. Cope
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 88

Notary Public

MY COMMISSION EXPIRES: Nov 10 19 91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0329
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward J. Cope	Fidelity Federal Savings & Loan	150-03-344
(NAME)	(NAME)	
1409 Ravenna Court North	401 Union Street	02D-76470
(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 Edward J. Cope and wife, Edna E. Cope

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. 454, Section Nine of The Country of record in Book 6900, page 285 and 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 454 fronts a total of 77.53 on the northwesterly side of Ravenna Court North and runs back 126.94 feet on the northeasterly lot line and 170.93 feet on the southwesterly lot line to a broken line in the rear which measures a total of 116.30 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation and Philhall Corp., a Tennessee Corporation by deed from Phillips Builders, a Tennessee partnership composed of Randall L. Phillips, Harry Edward Phillips and Randall Phillips as of record in Book 7195, page 100 instrument of correction of record in Book 7225, page 222, 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.

8 9 1 2 4

IDENTIFICATION REFERENCE

Nov 29 2 51 PM '88

FELIX J. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 1409 Ravenna Court North, 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 22nd day of November, 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 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 22nd day of November, 19 88.

_____ Notary Public

Commission Expires 5/13/89

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Edward J. Cope and wife, Edna Cope

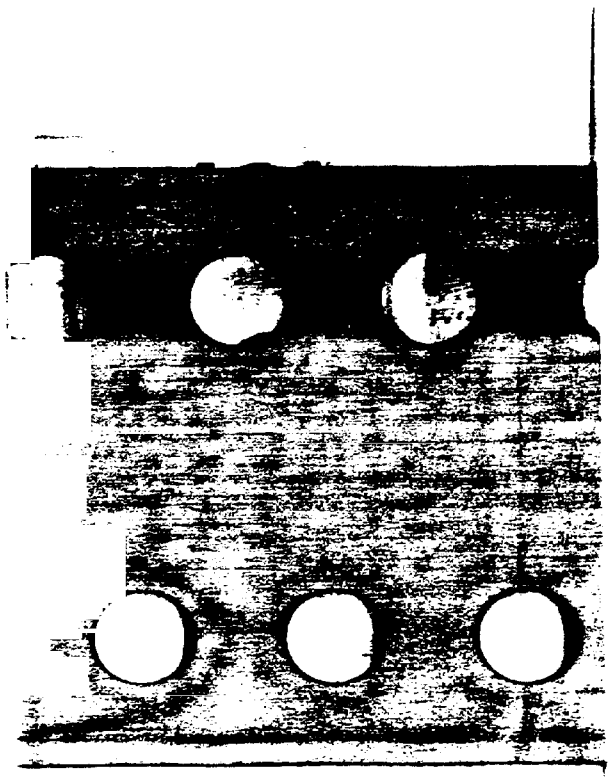
Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

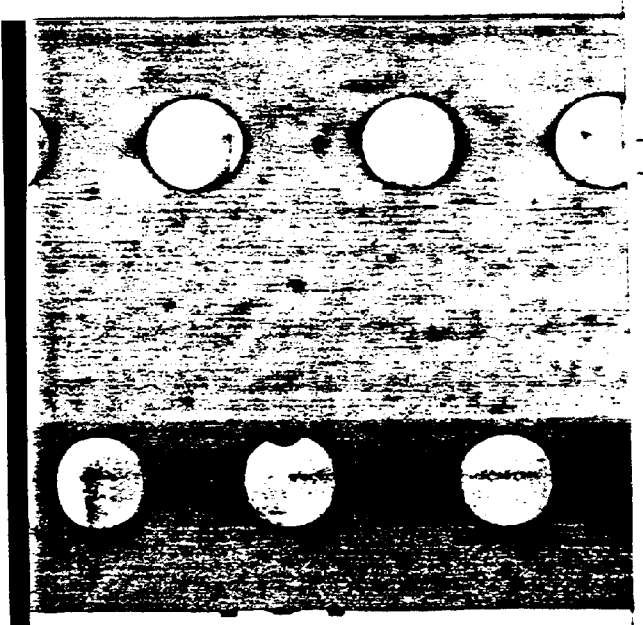
This conveyance is made subject to:

The Plan of record in Book 6900, page 285, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the rear lot line and a 2.5 X 25 foot anchor easement on the southeasterly corner of said lot.

Restrictions contained in instrument of record in Book 7402, page 977, corrected in Book 7404, page 292, said Register's Office.

1928 11/29 0101 03CHECK 366.86





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 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
109200.00

CON TX	360.36
PRFEE	0.50
WDEED	6.00
TOTAL	366.86
CHECK	366.86

11/29/88 01 14:51 0001 1928
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 9 1 2 4

IDENTIFICATION REFERENCE

Nov 29 '88 2 51 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 158440