Bk 14
5305
320282-7

BOOK 7714 PAGE 162

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

Richard W. Koerting
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF November, 1988.

Susan Gabriella Rowlett
Notary Public

MY COMMISSION EXPIRES: 8-3-92

(AFFIX SEAL)

Filed 14

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
Richard W. Koerting (NAME)	Fidelity Federal Savings & Loan (NAME)	26-6-95
106 Hollis Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	GO-08254
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 Richard W. Koerting and wife, Jennifer M. Koerting

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. 276 on the Plan of Windsor Green, Phase 2 Section 2 of record in Book 6900, page 549, Register's Office for Davidson County, Tennessee.

Said Lot No. 276 fronts 36.66 feet on the southerly side of Hollis Court and fronts 67.52 feet on the easterly side of Windsor Trace, said frontages being joined by a curve with a lenth of 43.99, and runs back 145.68 feet on the southerly line and 114.55 feet on the easterly lot 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 in Book 6297, Book 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.

8913 IDENTIFICATION

Nov 29 3 01 PM '88

FILED & RECORDED WILSON TIRE REGISTER DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 106 Hollis Court, Goodlettsville, Tennessee 37072
(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 November, 19 88

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

STATE OF TENNESSEE
Davidson County

BOOK 7714 PAGE 163

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 28th day of November, 19 88.

Notary Public

Commission Expires 5/13/89

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Richard W. Koerting and wife, Jennifer M. Koerting

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

This conveyance is made subject to:

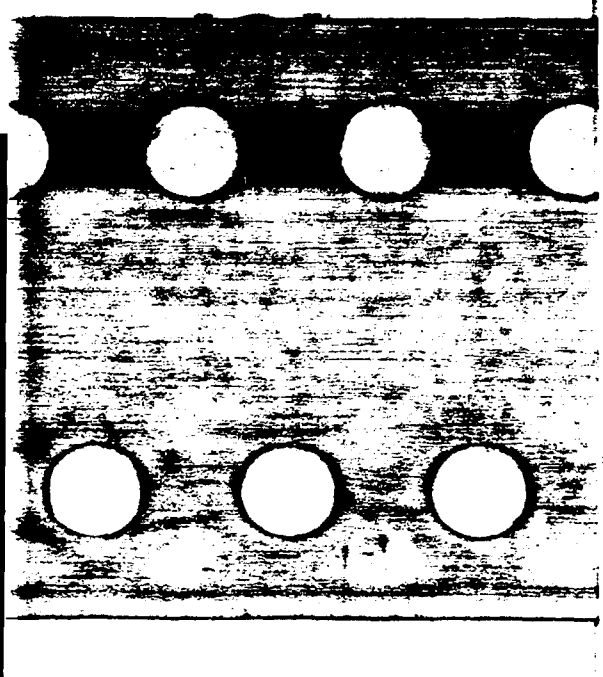
The Plan of record in Book 6200, page 549, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Windsor Trace and from Hollis Court, a 10 foot public utility and drainage easement on the southerly lot line and a 15 foot public utility easement on the front lot line and westerly lot line.

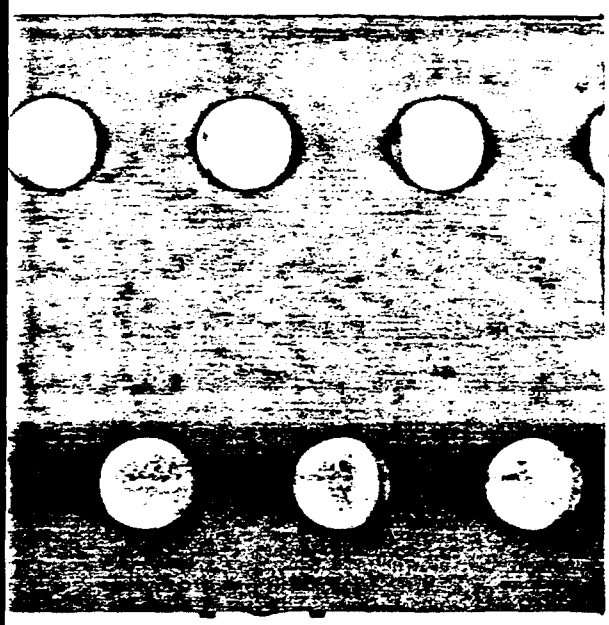
Deed of Easement Dedication of Madison Surburban Utility District for installation and maintenance of water lines of record in Book 4377, page 94, and in Book 6636, page 824, said Register's Office.

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. By-Laws of record in Book 6406, page 942, said Register's Office.

Sanitary sewer easement to the city of Goodlettsville of record in Book 6117, page 290, said Register's Office.

1938 11/29 0101 03CHECK
293-27





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

RECEIVED OF _____

FOR _____

BOOK 7714 PAGE 164

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	86900.00
CON TX	286.77
PRFEE	0.50
WDEED	6.00
TOTAL	293.27
CHECK	293.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1938

89133

IDENTIFICATION

Nov 29 3 01 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 158450