20298-0
5326

BOOK 7726 PAGE 700

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

William Glenn Aust
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 19 88

Notary Public

MY COMMISSION EXPIRES: 3/2/92

(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
William Glenn Aust (NAME)	Fidelity Federal Savings & Loan (NAME)	53-9-55
626 Brentmeadow Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11D-94253
Madison, Tennessee 37115 (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 William Glenn Aust and wife, Pennie S. Aust

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. 38A zone lot Division of Lot 38 Phase I, Kimbolton of record in Book 6900, page 276-278, amended in Book 7577, page 553, further amended in Book 6900, page 816, Register's Office for Davidson County, Tennessee.

Said Lot No. 38A fronts 34.34 feet on the northwesterly side of Brentmeadow Circle and runs back a total of 190.63 feet on the northerly lot line and 190.00 feet on the southerly lot line to a line in the rear which measures 48.90 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey and husband Gerald Casey, Andy Ritchie, IV, and wife, Phyllis Rithcie, Edward C. Rithcie and wife, Ame Ritchie and Joan Ritchie, a Feme Sole as of record in Book 6746, page 672, 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.

93111

IDENTIFICATION REFERENCE

DEC 13 3 03 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 626 Brentmeadow Circle, Madison, Tennessee 37115
(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 9th day of December, 19 88

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

STATE OF TENNESSEE
Davidson County

BOOK 7726 PAGE 701

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~~ her as Vice President.

Witness my hand and official seal at Nashville, Tenn., this 9th day of December, 1988.

Commission Expires 2/3/92 _____ Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
William Glenn Aust and wife, Pennie S. Aust

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

This conveyance is made subject to:

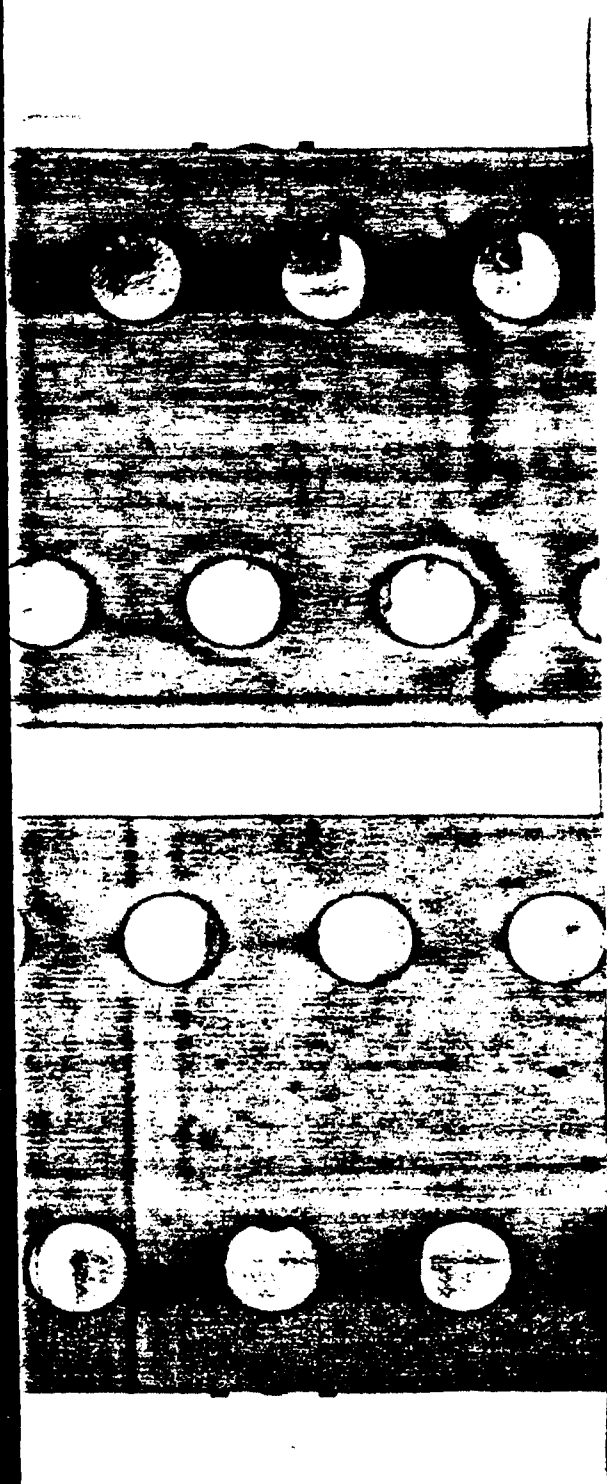
The Plan of record in Book 6900, page 276-278 amended in Book 6900, page 816, further amended in Book 7577, page 553, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.

Restrictions contained in instrument of record in Book 7265, page 655, amended in Book 6900, page 816, said Register's Office.

Amended and Reinstated Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7464, page 969, 1st amendment of record in Book 7470, page 126, said Register's Office.

Deed of Dedication to Madison Suburban Utility District of record in Book 7653, page 284, said Register's Office.

6970 12/13 0101 03CHECK 237.17



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

RECEIVED OF _____

FOR _____ BOOK 7726 PAGE 702

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

AMT 69900.00
CON TX 230.67
PRFEE 0.50
REC BANK 6.00
TOTAL 237.17
CHECK 237.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

12/13/88 01 15:02 0001 6970

93111

IDENTIFI REFERENCE

Dec 13 3 03 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163153