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5406
320306-4
Box 14

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 19 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
Michael N. Smith (NAME)	Fidelity Federal Savings & Loan (NAME)	26-5
116 Swanton Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	GO-08251
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 Michael N. Smith and wife, Rachel L. Smith

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

Said Lot No. 292 fronts 65.0 feet on the southerly side of Swanton Court and runs back 148.56 feet on the westerly lot line and 105.98 feet on the easterly lot line to a line in the rear which measures 96.39 feet thereon.

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 Book 6297, page 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.
This conveyance is made subject to:

The Plan of record in Book 6900, page 549, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Swanton Court, a 10 foot public utility easement on the rear line of said lot and a 15 foot public utility easement on the northerly line of said lot.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, By-Laws of record in Book 6406, page 942, said Register's Office.

(See Reverse Side)

unimproved (X) / This is improved (X) property, known as 116 Swanton 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 27th day of December, 19 88

Phillips Builders, Inc.
By: [signature] Vice President
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~~ C. Wayne Meadows

_____

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 27th day of December, 19 88.

Commission Expires 3/3/92

_____ Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Michael N. Smith and wife, Rachel L. Smith

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Deed of Easement Dedication to Madison Suburban 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.

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

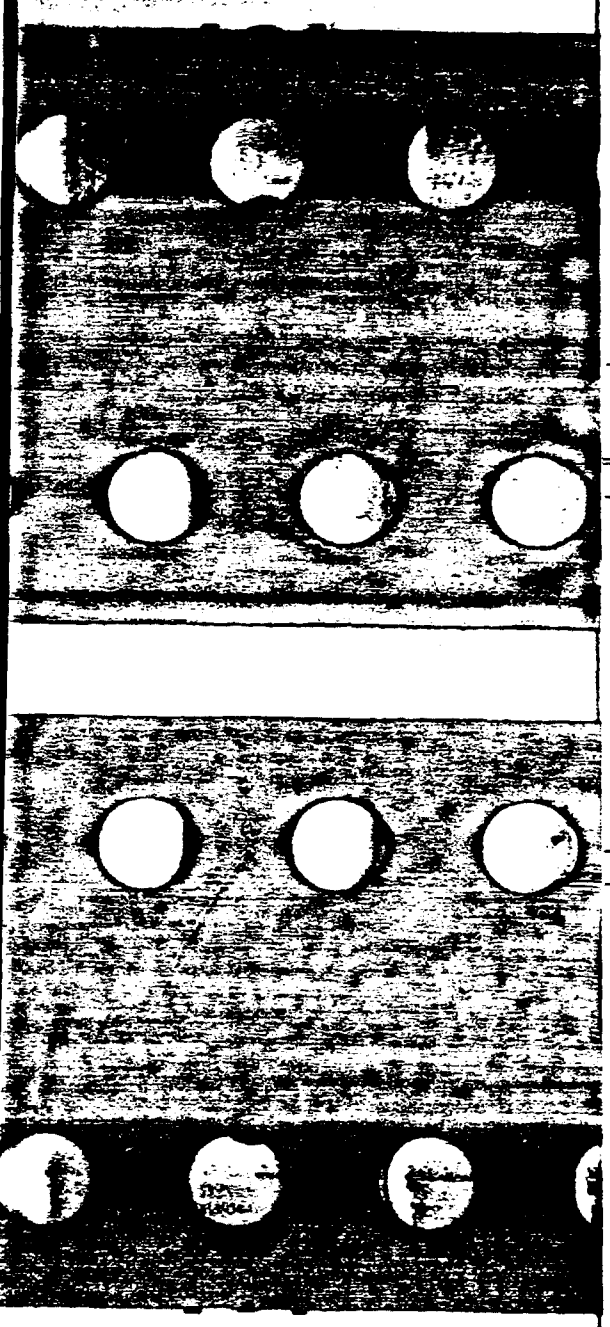
97634

IDENTIFICATION REFERENCE

Dec 29 2 42 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

2374 12/29 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 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 12/29/88 01 14 BNS 0001 2374

97634

IDENTIFICATION REFERENCE

Dec 29 2 42 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168493