5384
551335-0
Box 14

BOOK PAGE

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 1988

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
James S. Bowers, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	141-15-D-58
6904 Sunderland Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	9D-79729
Nashville, Tennessee 37221 (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 James S. Bowers, Jr. and wife, Lauralyn S. Bowers

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. 58 on the Plan of Sheffield on the Harpeth, Phase I, as of record in Book 6900, pages 10 and 11, Register's Office for said County:

Said Lot No. 58 fronts 80.00 feet on the south margin of Sunderland Circle and runs back 123.99 feet on the east line and a total of 116.15 feet on the west line to a line in the rear measuring 72.63 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, page 96, said Register's Office. Phillips Builders, Inc. is successor and interest by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.
This conveyance is made subject to the following:
The Plan of record in Book 6900, pages 10 and 11, said Register's Office, shows and Owner's Certificate, a 10 foot utility and waterline easement along the north line, a 10 foot sewer easement containing an 8 inch sewer line on a portion of the easterly line and a 15 foot utility, drainage and landscape easement on the rear line.
Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6925, page 900 and Book 7145, page 954, said Register's Office.
By-Laws of Sheffield on the Harpeth Homeowners' Association of record in Book 7145, page 964, said Register's Office.
A fifty-foot lane or right of way, providing ingress and egress with respect to Poplar Creek Road, all as more fully set forth in the deed from Thomas E. Watts, Jr., Administrator C.T.A. of the Estate of Mrs. Trella M. Caillouette,

unimproved
This is improved (X) property, known as 6904 Sunderland Circle, Nashville, Tennessee 37221
(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 20th day of December, 19 88

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

deceased to Joseph L. Lackey, Jr., Trustee, et al of record in Book 4706, page 988, said Register's Office.
Easement for 15 foot permanent water line and temporary construction easement

STATE OF TENNESSEE
Davidson County

BOOK 7742 PAGE 866

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 20th day of December, 19 88.

Commission Expires 3/3/92 _____ Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
James S. Bowers, Jr. and wife,
[illegible]

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

on each side of 15 foot permanent easement granted to Harpeth Valley Utilities District of record in Book 5738, page 829, said Register's Office. (which may or may not affect subject premises.)

Easement for flow of the Harpeth River.

Easement for electric power transmission line, granted to United States of America of record in Book 4136, page 525, said Register's Office. (which may or may not affect subject premises.)

TVA easement and right of way 250 feet wide as of record in Book 4279, page 731, said Register's Office. (which may or may not affect subject premises.)

The right of ingress and egress to and from premises over, across and upon the following: Beginning at a point on the northerly margin of Poplar Creek Road at the intersection of said margin and the easterly margin of a 20 foot lane, 10 feet easterly from the western boundary line of the property owned by Griffin; thence with the easterly margin of said 20 foot lane North 4 deg. east 621 feet as measured from the center of Poplar Creek Road, and north 2 deg. 30' east 635 feet to a point 10 feet east of the common corner of said Griffin and Trella Murray Caillouette's property; thence north 87 deg. 30' west 10 feet to Cailloutte's corner and continuing with her southern boundary line in the same direction 40 feet in all 50 feet to a point; thence south 2 deg. 30' west 635 feet and south 4 deg. west 621 feet, more or less, to the northerly margin of said Poplar Creek Road; thence with same North 79 deg. east 50 feet, more or

This conveyance is made subject to the following:

The Plan of record in Book 6900, pages 10 and 11, said Register's Office, shows and Owner's Certificate, a 10 foot utility and waterline easement along the north line, a 10 foot sewer easement containing an 8 inch sewer line on a portion of the easterly line and a 15 foot utility, drainage and landscape easement on the rear line.

Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6925, page 900 and Book 7145, page 954, said Register's Office.

By-Laws of Sheffield on the Harpeth Homeowners' Association of record in Book 7145, page 964, said Register's Office.

Your attention is called to the fact that the Company does not insure title to that certain fifty-foot lane or right of way, providing ingress and egress with respect to Poplar Creek Road, all as more fully set forth in the deed from Thomas E. Watts, Jr., Administrator C.T.A. of the Estate of Mrs. Trella M. Caillouette, deceased to Joseph L. Lackey, Jr., Trustee, et al of record in Book 4706, page 988, said Register's Office.

Easement for 15 foot permanent water line and temporary construction easement on each side of 15 foot permanent easement granted to Harpeth Valley Utilities District of record in Book 5738, page 829, said Register's Office. (which may or may not affect subject premises.)

Easement for flow of the Harpeth River.

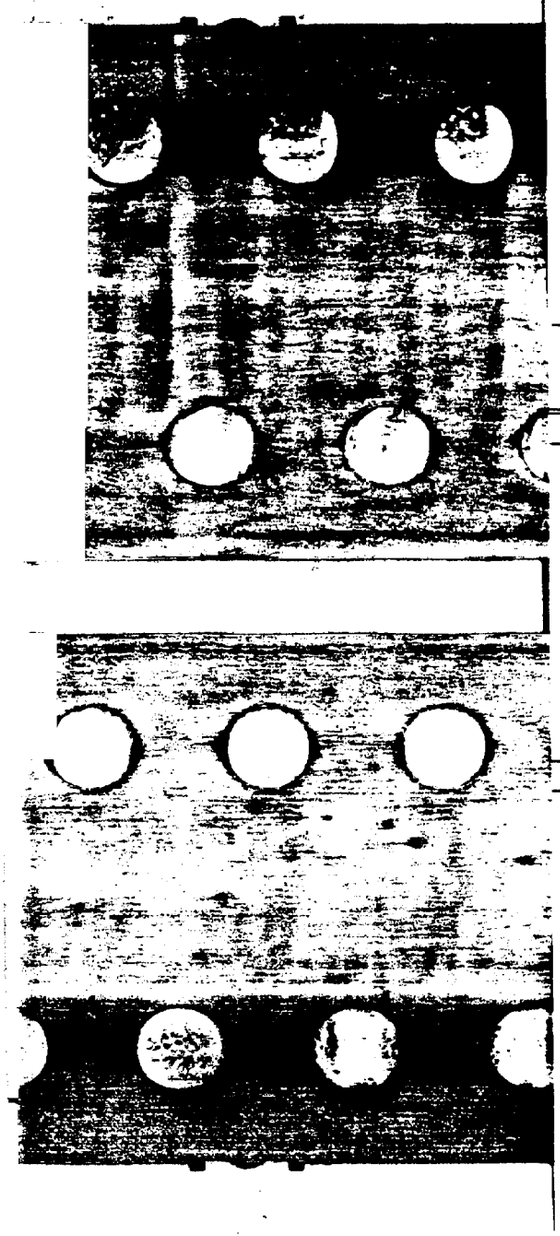
Easement for electric power transmission line, granted to United States of America of record in Book 4136, page 525, said Register's Office. (which may or may not affect subject premises.)

TVA easement and right of way 250 feet wide as of record in Book 4279, page 731, said Register's Office. (which may or may not affect subject premises.)

The right of ingress and egress to and from premises over, across and upon the following: Beginning at a point on the northerly margin of Poplar Creek Road at the intersection of said margin and the easterly margin of a 20 foot lane, 10 feet easterly from the western boundary line of the property owned by Griffin; thence with the easterly margin of said 20 foot lane North 4 deg. east 621 feet as measured from the center of Poplar Creek Road, and north 2 deg. 30' east 635 feet to a point 10 feet east of the common corner of said Griffin and Trella Murray Caillouette's property; thence north 87 deg. 30' west 10 feet to Caillouette's corner and continuing with her southern boundary line in the same direction 40 feet in all 50 feet to a point; thence south 2 deg. 30' west 635 feet and south 4 deg. west 621 feet, more or less, to the northerly margin of said Poplar Creek Road; thence with same North 79 deg. east 50 feet, more or less, to the beginning.

IDENTIFICATION REFERENCE
2926 01/03 0101 03CHECK 561.26
JAN 3 2 44 PM '98
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

98622



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

RECEIVED OF _____

FOR _____

BOOK 7742 PAGE 868

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	
				167250.00
			CON TX	551.76
			PRFEE	0.50
			WDEED	9.00
			TOTAL	561.26
			CHECK	561.26
01/03/89	01		14:46 0001	2926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.6.2.2

IDENTIFICATION REFERENCE

JAN 3 2 44 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169626