5443
Book 14
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BOOK 7754 PAGE 34 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,900.00

Virginia A. Hortin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 89

Susie Calvert Boerner
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
Virginia A. Hortin	Fidelity Federal Savings & Loan	P/O 53-13-104
(NAME) 628 Brentmeadow Circle	(NAME) 401 Union Street	11D-94323
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) 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 Virginia A. Hortin, unmarried

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. 37B, Zone Lot Division Lot 37, Phase 1, Kimbolton, as of record in Book 6900, page 276-278, amended in Book 7577, page 553 and Book 6900, page 814, Register's Office for said County.

Said Lot No. 37B fronts a total of 40.00 feet on the northwest margin of Brentmeadow Circle and runs back a total of 190.03 feet on the southwest line and runs back 190.00 feet on the northeast line to a line in the rear which measures 39.50 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie, IV and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Anne 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.
The Plan of record in Book 6900, page 276-278, amended in Book 6900, page 814, said Register's Office, shows an Owner's Certificate, and no certain easements or setback lines.

Restrictions contained in instrument of record in Book 7265, page 655 and Book 6900, page 814, said Register's Office.

Amended Restated Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7464, page 969, First Amendment in Book 7470, page 126, page, said Register's

This is (XX) unimproved ( ) improved property, known as 628 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 17th day of January, 19 89

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

STATE OF TENNESSEE
Davidson County

BOOK 7754 PAGE 35

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___.

Commission Expires _____ _____ Notary Public

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 she 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 17th day of January, 19 89.

Commission Expires 3/3/92 Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Virginia A. Hortin, unmarried

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Office.

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

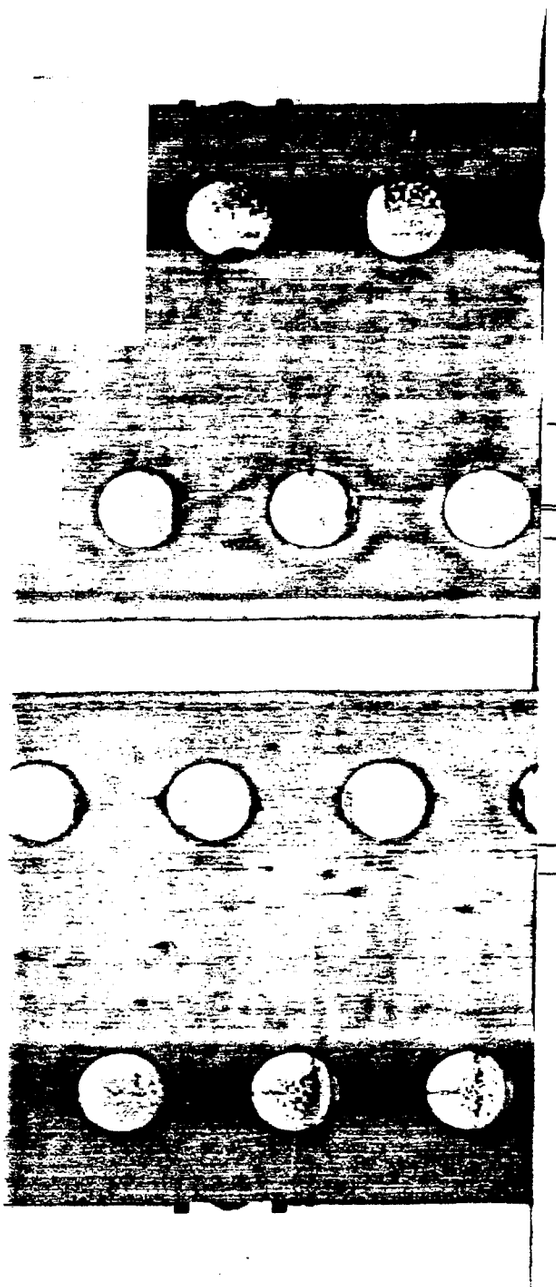
02343

IDENTIFICATION REFERENCE

JAN 18 2 51 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

7276 01/18 0101 03CHECK 217-37



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

RECEIVED OF _____

FOR _____

BOOK 7754 PAGE 36

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 63900.00
				CON TX 210.87
				PRFEE 0.50
				WDEED 6.00
				TOTAL 217.37
				CHECK 217.37
01/18/89	01			14:53 0001 7276

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02343

IDENTIFICATION REFERENCE

Jan 18 2 52 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173923