Book 4

BOOK 5 PAGE 123

5451
320322-5

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,295.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 89.

Notary

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37[illegible]29
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Kolokithas (NAME)	Fidelity Federal Savings & Loan (NAME)	086-07-183
1612 Robards Way (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	04D91895
Hermitage, Tennessee 37076 (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 D. Kolokithas and wife, Gretchen Kolokithas

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. 251, Re-subdivision of Lots 251 & 252 of Jackson's Retreat, Phase 5-B of record in Book 6050, page 322, Register's Office for Davidson County, Tennessee.

Said Lot No. 251 fronts 65.50 feet on the southwesterly side of Robards Way and runs back 136.03 feet on the northwesterly lot line and 140.00 feet on the southeasterly lot line to a line in the rear which measures 65.62 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of Nashville as of record in Book 5584, page 274, said Register's Office. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, page 203, said Register's Office, dated June 30, 1987.

This conveyance is made subject to:

The Plan of record in Book 6050, page 322, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.

Restrictions contained in instrument of record in Book 6806, page 256, said Register's Office.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 5741, page 360, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 1612 Robards Way, Hermitage, Tennessee 37076
(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 seised 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 January, 19 89

Phillips Builders, Inc.

By: [illegible] Vice President

Jackie Roark, Vice President

BOOK 7765 PAGE 124

STATE OF TENNESSEE
Davidson County

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 30th day of January, 19 89.

_____ Public

Commission Expires 1/23/93

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Michael D. Kolokithas and wife,
Gretchen Kolokithas

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

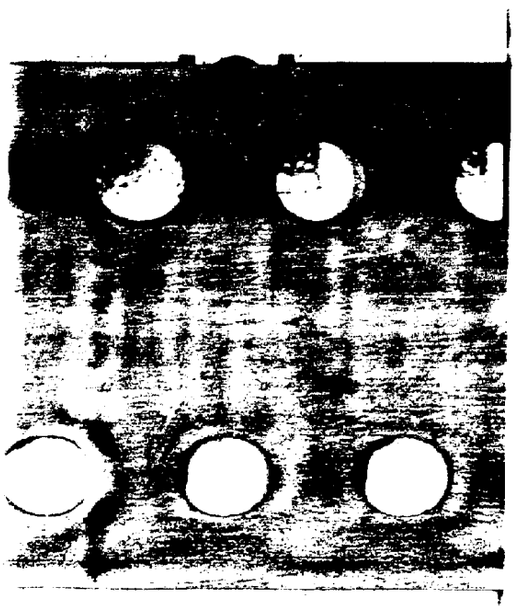
06360

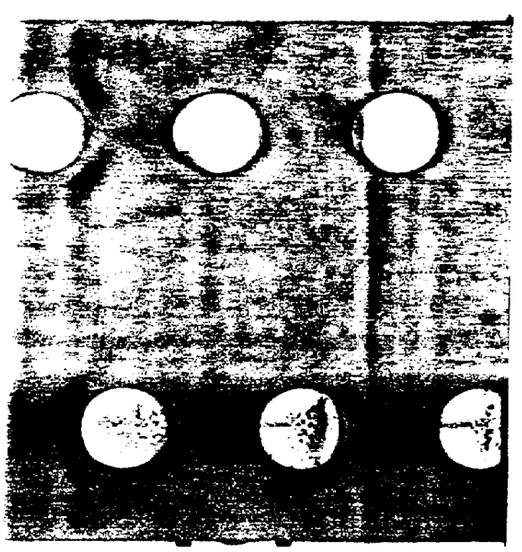
IDENTIFICATION

FEB 2 2 53 PM '89

FEE $ WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

4076 02/02 0101 03CHECK 258.29





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7765 PAGE 125

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	76295.00
CON TX	251.79
PRFEE	0.50
WDEED	6.00
TOTAL	258.29
CHECK	258.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/89 01 14:55 0001 4076

06360

IDENTIFICATION REFERENCE

FEB 2 2 53 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 178584