5471
320325-8

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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

Vanita Lytle Sherrill
Affiant

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

Susan Calvert Pulley
Notary Public

MY COMMISSION EXPIRES: 3/3/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vanita Lytle-Sherrill (NAME) | Fidelity Federal Savings & Loan (NAME) | 53-13-89 |
| 1505 Joe Pyron Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 11D-94308 |
| 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 Vanita Lytle-Sherrill, 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. 22 on the Plan of Kimbolton, Phase 1, of record in Book 6900, page 276, 277 and 278, Register's Office for Davidson County, Tennessee. Amended in book 7577, page 553, said Register's Office.

Said Lot No. 22 fronts 80.0 feet on the westerly side of Joe Pyron Drive and runs back 210.0 feet on the northerly lot line and 170.0 feet on the southerly lot line to a line in the rear which measures 89.44 feet thereon.

Being 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 wie, Ame Ritchie and Joan Ritchie, a Feme Sole as of record in Book 6746, page 672, 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.

(See reverse side)

06364

RECEIPT OF REFERENCE
FEB 2 2 55 PM '89
FEE $ WILLIAM M. REGISTER
DAVIDSON COUNTY, TN

This is unimproved (  ) improved (X) property, known as 1505 Joe Pyron Drive, 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 27th day of January, 19 89

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

_____

_____

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 January 19 89.

Commission Expires 4/3/92 _____ Notary Public

1060 02/02/89 01:31 OSCHECK 293.27

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Vanita Lytle-Sherrill, unmarried

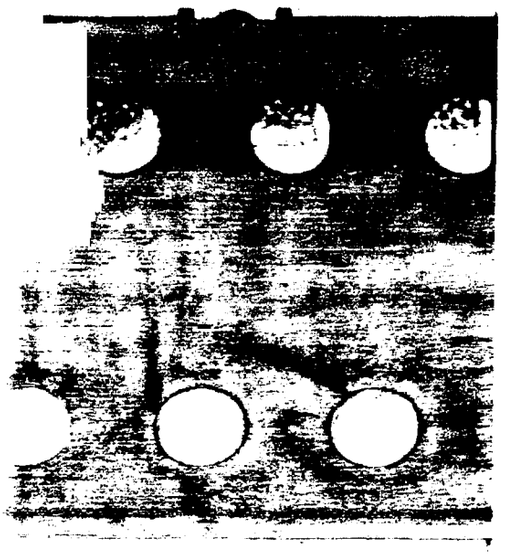
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

This conveyance is made subject to:

The Plan of record in Book 6900, page 276,277 & 278, amended in Book 7577, page 553, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the rear lot line, and a 2.5 X 25 foot anchor easement on the southeasterly front corner.
Restrictions contained in instrument of record in Book 7265, page 655, said Register's Office.
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7464, page 969, and 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.

**OFFICIAL RECEIPT**

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



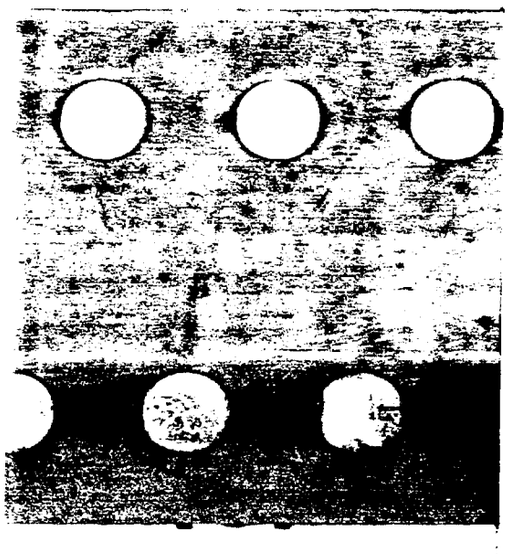
RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO 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 86900.00
CON TX 286.77
PRFEE 0.50
~~MTGFEE 6.00~~
~~TOTAL 293.27~~
CHECK 293.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/89 01 14:57 0001 4080

06364

IDENTIFICATION

FEB 2 2 55 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 178588