Box 14

5480
320327-4

BOOK 7770 PAGE 79

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,750.00

Judy K. Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 1989.

Notary Public

MY COMMISSION EXPIRES: 2/23/93

(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
William C. Alexander (NAME)	Fidelity Federal Savings & Loan (NAME)	53-13-105
627 Brentmeadow Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11D-94388
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 William C. Alexander and wife, Judy K. Alexander

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. 32B, Zone Lot Division of Lots 32 through 35, Kimbolton Subdivision, Phase 1, as of record in Plat Book 6900, pages 276, 277 and 278, amended in Book 7577, page 553, and further amended in Book 6900, page 570, Register's Office for said County.

Said Lot No. 32B fronts 20.60 feet on the southerly margin of Brentmeadow Circle and runs back a total of 141.40 feet on the easterly line and 134.86 feet on the westerly line to a line in the rear which measures 75.80 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, III and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Ame 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.

This conveyance is made subject to the following:
The Plan of record in Book 6900, page 276, 277 and 278, amended in Book 7577, page 553, and further amended in Book 6900, page 570, said Register's Office, shows an Owner's Certificate, a 7.5 foot public utility and drainage easement on the westerly line and a 10 foot public utility, drainage and sewer easement on the rear line.
Restrictions contained in instrument of record in Book 7265, page 655, Plat Book 6900, page 570, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 627 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 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 9th day of February, 19 89

Phillips Builders, Inc.
By: Jackie Shires, Vice Pres
Jackie Shires, 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___.

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 Shires

_____

_____

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 9th day of February, 19 89.

Commission Expires 1/23/92 _____ Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

William C. Alexander and wife,
Judy K. Alexander

08073

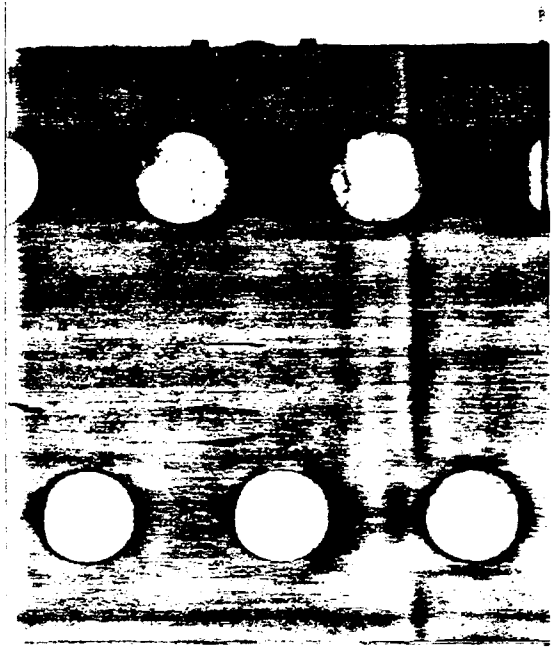
FEB 9 3 01 PM '89

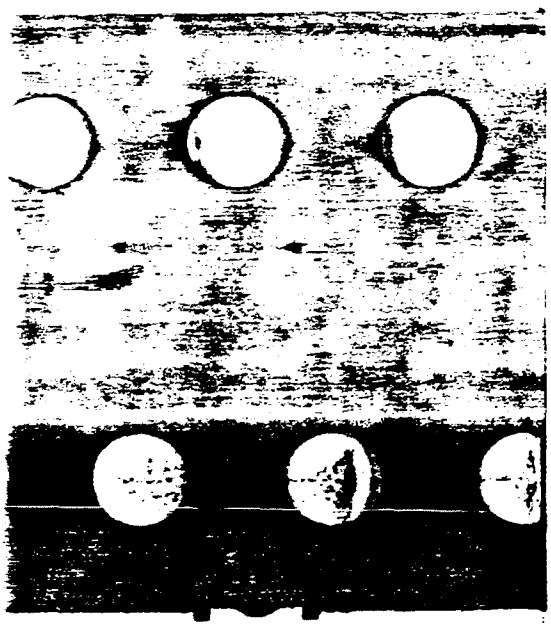
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7464, page 979 and Book 7470, page 126, said Register's Office.

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

6123 02/09 0101 03CHECK 220.01





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 64750.00
CON TX 213.51
PRFEE 0.50
WDEED 6.00
TOTAL 220.01
CHECK 220.01

02/09/89 01 15:07 0001 6123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

080730

TWENTY-FIFTH REFERENCE

FEB 9 3 01 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 180608