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FORM NO. WD-1

5533
980104-8
Box 14

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00

Pamela D. Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF March, 19 89

Notary Public

MY COMMISSION EXPIRES: July 10, 1990

(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
Pamela D. Crawford	Fidelity Federal Savings & Loan	172-83
(NAME)	(NAME)	
1404 Hunters Branch Road	401 Union Street	5D18701
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	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 Pamela D. Crawford, 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. 88 on the Plan of Hunter's Branch, Section Two-C, of record in Book 6900, page 582, said Register's Office.

Said Lot No. 88 fronts a total of 70.35 feet on the southerly side of Hunters Branch Road and runs back 135.48 feet on the southeasterly lot line and 134.94 feet on the northwesterly lot line to a line in the rear which measures 58.00 feet thereon.

Being the same property conveyed to Philhall Corporation by deed from Hunters Branch Development, Inc., A Tennessee Corp. as of record in Book 7179, page 182, 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 Plan of record in Book 6900, page 582, said Register's Office, shows an Owner's Certificate, a 25 foot minimum building setback line from Hunters Branch Road, a 5 foot minimum building setback line from the side lot line, a 10 foot public utility easement on the front lot line, and a 20 foot public utility and telephone easement on the rear lot line.
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6601, page 7, By-Laws of record in Book 6632, page 429, said Register's Office.
Agreement for dedication of easement for Sanitary Sewers and/or Storm Drainage of record in Book 7492, page 583, said Register's Office.

This is (unimproved XX) (improved ( )) property, known as 1404 Hunters Branch Road, Antioch, Tennessee 37013
(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 30th day of March, 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___.

_____ 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 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 30th day of March, 19 89.

Notary Public

Commission Expires 7/6/1990

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Pamela D. Crawford, unmarried

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

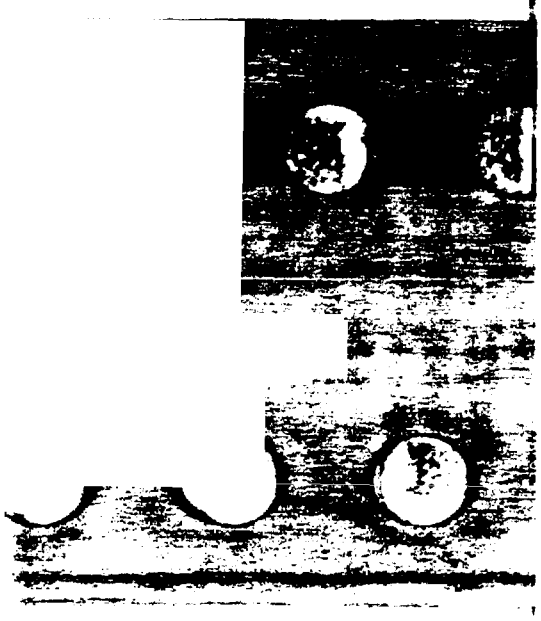
168 . 04/03 0101 03CHECK 326.27

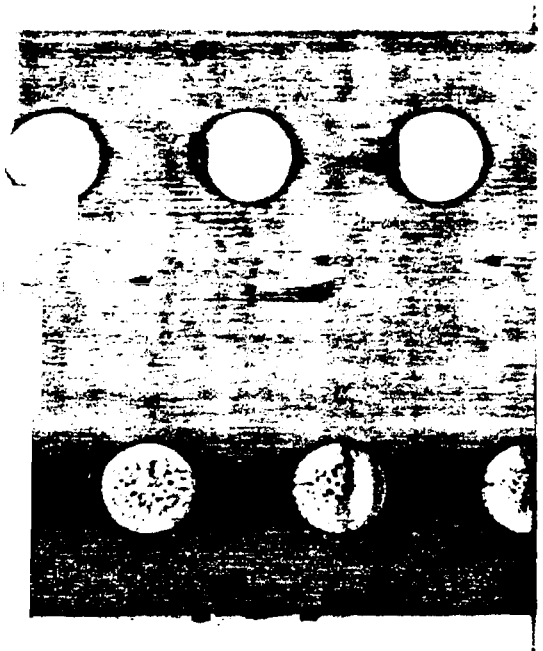
21452

IDENTIFICATION REFERENCE

APR 3 3 11 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN





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 96900.00

CON TX 319.77

PRFEE 0.50

WDEED 6.00

TOTAL 326.27

CHECK 326.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/05/89 08:12 0001 1681

21452

IDENTIFICATION REFERENCE

Apr 3 3 12 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196122