File Box 14
G#5584
542531-6

BOOK 7814 PAGE 716

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 1989.

Notary Public

MY COMMISSION EXPIRES: 4/23/93

(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
Catherine I. Walraven (NAME)	Fidelity Federal Savings & Loan (NAME)	163-11C-11
530 Upsall Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2DU-17960
Antioch, TN 37013 (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 Catherine I. Walraven and Sharon Lee Walraven, both 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. 11 on the Plan of Revised Bell Forge Village III, Section Five, as of record in Book 6900, page 632, Book 7809, pag Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

936

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation by deed from Bell Forge Associates, a Tennessee joint venture composed of Richard W. Sorenson, George A. Volkert, W. Gerald Ezell and Carl H. Vereen of record in Book 7224, page 272, said Register's Office. Phillips Builders is successor and interest to Randall Phillips Builders, Inc., a Tennessee corporation by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

See attached Exhibit "A"

24022

IDENTIFICATION

APR 11 2 15 PM '89

FILED & WILSON II REGISTER
DAVIDSON COUNTY, TN

This is Improved (XX) unimproved ( ) property, known as 530 Upsall Drive, Antioch, TN 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 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 28th 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 28th day of March, 19 89.

Judy S. Webb Notary Public

Commission Expires 1/23/93

NOTARY PUBLIC STATE OF TENNESSEE LIBERTY

WARRANTY DEED

FROM

Phillips Builders, Inc.

TO

Catherine I. Walraven and Sharon Lee Walraven, both unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Exhibit "A"

This conveyance is made subject to:

If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.

The Plan of record in Book 6900, page 632, surveyor's correction in Book 7524, page 552, shows an Owner's Certificate and certain easements and setback lines.

Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7224, page 209, Book 7461, page 530, Book 7464, page 967 and Book 7508, page 659, said Register's Office.

Deed of Conveyance for a sewer line of record in Book 7026, page 922, said Register's Office.

Amendment and Addition of a Sewer line along with a public utility and drainage easement crossing the westerly line of Bell Forge Village, Sec. II as of record in Book 5200, page 695, said Register's Office onto Bell Forge Village, Section V, said document herein described being of record in Book 6859, page 672, said Register's Office.

Title to that portion of the premises embraced within the boundaries of any roads, streets or highways.

Agreement for use of Dumpster Facility filed of record in Book 7224, page 195, said Register's Office.

Bell Forge Village Homeowners Association Annexation to Properties and subjection to Declaration of Covenants, Conditions and Restrictions, of record in Book 6350, page 858, said Register's Office.

Declaration of Covenants, Conditions and Restrictions in Book 6040, page 538, amendment in Book 6651, page 207, said Register's Office.

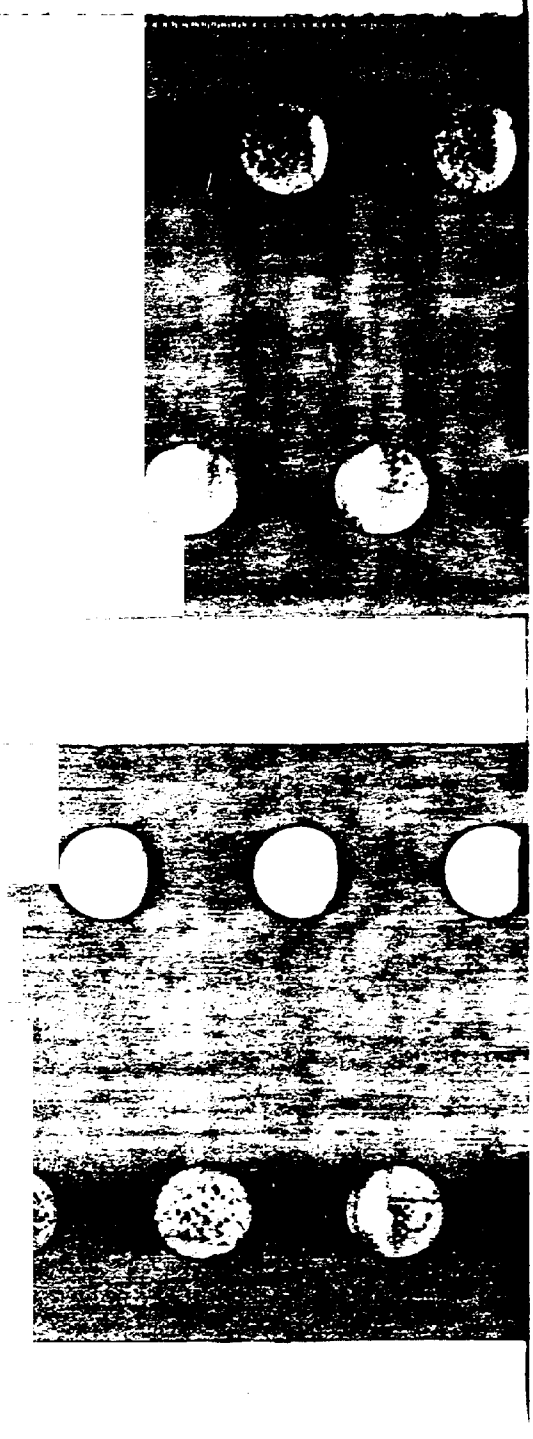
Dedication of Common Areas to Bell Forge Village Homeowners Association, Phase III of record in Book 7461, page 565, and in Book 7552, page 83, re-recorded in Book 7552, page 697, said Register's Office.

Easement agreement by and between Bell Forge Associates, a Tennessee joint venture composed of Richard W. Sorenson, George A. Volkert, W. Gerald Ezell and Carl H. Vereen, Bell Forge Village Homeowners' Association, Phase I, a Tennessee not-for-profit corporation and the Bell Forge Umbrella Association, of record in Book 7224, page 246, said Register's Office.

The property does not front on any public thoroughfare or private easement. Access is provided to a private drive across common area owned by Bell Forge Village Homeowners Association, Phase III, as provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 7224, page 209, Book 7461, page 530, Book 7464, page 967 and in Book 7508, page 659, 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.

4717 04/11 0101 03CHECK 244.13



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	71150.00
CON TX	234.63
PRFEE	0.50
WDEED	9.00
TOTAL	244.13
CHECK	244.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/11/89 01 14:15 0001 4717

24022

IDENTIFICATION REFERENCE

APR 11 2 15 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 193114