RE-RECORD BOOK 7827 PAGE 491

BOOK 7543 PAGE 910

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Bruce A. Prow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 19 88

Lorelle J. Gilbert
Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201

NAME		ADDRESS			
ADDRESS NEW OWNER (S) AS FOLLOWS		SEND TAX BILLS TO			MAP - PARCEL NUMBERS
Bruce A. Prow et ux		Same			26-6 #82
(NAME)		(NAME)			
118 Buckingham Court					
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		0203 04/28 0101 03CHECK	6.00
Goodlettsville, TN 37072					
(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 Bruce A. Prow and his wife, Tiffani E. Prow

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. 254 on the plan of Windsor Green, Phase II, Section II of record in plat Book 6900, Page 549, Register's Office for Davidson County, Tennessee.

SAID Lot No. 254 fronts 45.39 feet on the northwesterly margin of Buckingham Court and extends back 130.42 feet on the southerly line and 98.42 feet on the northeasterly line to a broken line in the rear measuring 145.09 feet thereon.

Being part of the same property conveyed to Phillips Builders, Inc. by deed from F. Clay Bailey, Jr. of record in Book 6297, Page 207, and by Articles of Merger of record in Book 7298, Page 503, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

30427

IDENTIFICATION REFERENCE

MAY 13 2 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This Instrument is re-recorded for the purpose of the correction of the call on the rear lot line.

APR 28 10 54 AM '89

28930

RE-RECORD

This is improved (XX) unimproved ( ) property, known as 118 Buckingham Court, (House Number) (Street) Goodlettsville, TN 37072 (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 ti, 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 my hand this 11th day of May, 1988

Phillips Builders, Inc.
By: Jackie Roark, Asst. V.P.
Jackie Roark, Asst. Vice President
ATTEST:

STATE OF TENNESSEE
Davidson County

BOOK 7543 PAGE 911

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, 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
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark or proved to me upon the basis of satisfactory evidence and ~~and~~ _____ with whom I am personally acquainted and who upon ~~(their)~~ ~~(several)~~ ~~oaths~~ her oath acknowledged herself to be the Asst. Vice President ~~and~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ she as such Asst. Vice President ~~and~~ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Roark as such Asst. Vice President, ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 11th day of May, 19 88.

My commission expires 3-11-90

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Bruce A. Prow

Tiffani E. Prow

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201