320363-5

COUNTY (

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,900.00

Randall Gene Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES:
(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
Randall Gene Turner	Fidelity Federal Savings & Loan	26-6-094
(NAME)	(NAME)	
102 Hollis Court	401 Union Street	GO-20851
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee 370	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 Randall Gene Turner and wife, Susan G. Turner

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. 274 of Windsor Green Subdivision, Phase II, Section II, of record in Plat Book 6900, page 549, amended in Book 7649, page 288, Register's Office for Davidson County, Tennessee.

Said Lot No. 274, fronts 31.08 feet on the easterly side of Hollis Court and fronts 103.87 feet on the southerly side of Windsor Trace and is adjoined by a curve measuring 43.99 feet and runs back 82.44 feet on the southerly lot line to a broken line in the rear measuring a total of 123.76 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr, Trustee, as of record in Book 6100, page 617, and corrected in Book 6201, page 391, and Book 6297, page 207, said Register's Office.

This conveyance is made subject to the following:

The Plan of record in Book 6200, page 549, amended in Book 7649, page 288, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Windsor Trace and from Hollis Court, a 15 foot public utility and drainage easement on the northerly and westerly lot line.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, By-Laws in Book 6406, page 942, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 102 Hollis Court, Goodlettsville, Tennessee 37072
(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 26th day of May, 19 89

Phillips Builders, Inc.
By: Jackie Shires, Vice-President
Jackie Shires, Vice-President

STATE OF TENNESSEE
Davidson County

BOOK

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 she as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Vice-President.

Witness my hand and official seal at Nashville, Tenn. this 26th day of May, 19 89.

Commission Expires 8-6-92 Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Randall Gene Turner and wife, Susan G. Turner

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

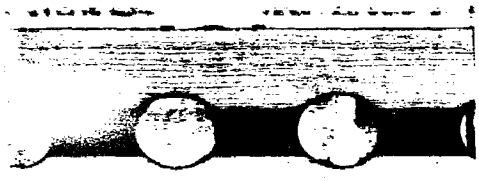
343177

400 05/31 0 .01 03CHECK

Deed of Easement Dedication to Madison Surburban Utility District for installation and maintenance of water lines of record in Book 4377, page 94 and Book 6636, page 824, said Register's Office.

37307

May 31 3 50 PM '89

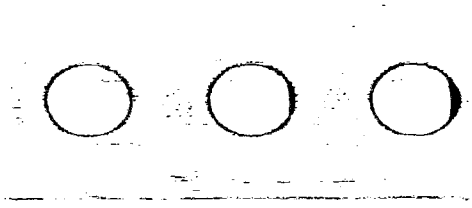


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7853 PAGE 551

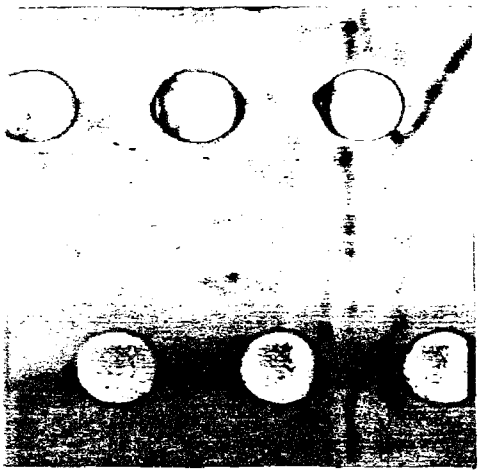


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
		CAMT		
		101900.00		
		CON TX	336.27	
		PRFEE	0.50	
		WDEED	6.00	
		TOTAL	342.77	
		CHECK	342.77	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/89 01 15:52 0001 1400

3 7 3 U 7

TENNESSEE REAL ESTATE TRANSFER

MAY 31 3 50 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 214758