5705
320639-2

Part 14 BOOK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,755.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES: 3/30/93

(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
Robin G. Moore	Fidelity Federal Savings & Loan	53-9-71
(NAME)	(NAME)	
908 Tamarack North	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	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 Robin G. Moore, 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. 60B on the Plan of Kimbolton Subdivision, Phase II, of record in Plat Book 6900, pages 792, 793 & 794, Zone Lot Division of record in Book 6900, page 899, Register's Office for Davidson County, Tennessee. *

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey and husband Harold Casey, Andy T. Ritchie IV, and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Ame Ritchie and Joan Ritchie a Femme Sole as of record in Book 6746, page 672, and in Book 7304, page 279 and being the same property conveyed to Randall Phillips Builders, Inc. by deed from Thomas F. Stewart, Trustee of record in Book 7304, page 279, said Register's Office.o 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.

This conveyance is subject to:

The Plan of record in Book 6900, page 792, 793 & 794 and in Book 6900, page 899, said Register's Office, shows an Owner's Certificate, a 15 foot public utility and drainage easement on the rear and a 2.5 X 30 foot anchor easement on southeast front corner.

Restrictions contained in instrument of record in Book 6900, page 899, said Register's Office. (See Reverse Side)

Said Lot No. 60B fronts 21.60 feet on the northerly side of Tamarack North and runs back 133.34 feet on the easterly lot line and a total of 202.57 feet on the northerly lot line and a total of 263.18 feet on the westerly lot line to a line in the rear which measures 18.00 feet thereon.

unimproved (X)
This is improved ( ) property, known as 908 Tamarack North, 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 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 31st day of May, 19 89

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

BOOK 7854 PAGE 795

STATE OF TENNESSEE
Davidson County

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 31st day of May, 19 89.

Notary Public

Commission Expires 3/27/93

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Robin G. Moore, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(continuation)
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7464, page 969, amended in Book 7470, page 126, amended in Book 7799, page 50, said Register's Office.

37671

JUN 2 8 53 AM '89

0815 06/02 0101 03CHECK 226.94

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7854 PAGE 796

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	66755.00
CON TX	220.44
PRFEE	0.50
WDEED	6.00
TOTAL	226.94
CHECK	226.94

06/02/89 01 08:57 0001 0815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37671

JUN 2 8 53 AM '89

No. 215188