5656
551415-0

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,900.00

Nelda J. Hargrove
Affiant

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

Susan Calvert Lackey
Notary Public

MY COMMISSION EXPIRES: 3-27-92

(AFFIX SEAL)

BOOK 7856 PAGE 26

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
William B. Hargrove	Fidelity Federal Savings & Loan	141-15-D101C0
(NAME)	(NAME)	
8040 Claytie Circle	401 Union Street	09D-80640
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	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 William B. Hargrove and wife, Nelda J. Hargrove

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. 101 on the Plan of Sheffield on the Harpeth, Phase I, as of record in Book 6900, pages 10 and 11, amended in Book 6900, page 643, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 72.33 feet on the northwesterly side of Claytie Circle and runs back 130.00 feet on the southeasterly lot line and 144.31 feet on the northwesterly lot line to a line in the rear which measures a total of 109.94 fee thereon.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, now known as Phillips Builders, Inc. by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, page 96, said Register's Office. Phillips Builders, Inc. is successor and interest by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 6900, pages 10 and 11, said Register's Office, shows and Owner's Certificate, a public utility and drainage easement on the rear pportion of said lot, a 100 year flood line across said lot, and a 10 foot waterline easement along the southwesterly lot line.

Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6925, page 900 and Book 7145, page 954, said Register's Office.

By-Laws of Sheffield on the Harpeth Homeowners' Association of record in Book 7145, page 964, said Register's Office. (See Reverse Side)

This is (unimproved (XX) improved ( ) property, known as 8040 Claytie Circle, Nashville, Tennessee 37221
(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 30th day of May, 19 89

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

STATE OF TENNESSEE
Davidson County

BOOK 7856 PAGE 27

Perso..ally 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~~ her as Vice President.

Witness my hand and official seal at Nashville, Tenn., this 30th day of May, 19 89.

Commission Expires 3/3/92 Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.,

TO
William B. Hargrove and wife,
Nelda J. Hargrove

38105

JUN 2 3 24 PM '89

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

(Continuation)
Easement for 15 foot permanent water line and temporary construction easement on each side of 15 foot permanent easement granted to Harpeth Valley Utilities District of record in Book 5738, page 829, said Register's Office. (which may or may not affect subject premises.)
Easement for electric power transmission line, granted to United States of America of record in Book 4136, page 525, said Register's Office. (which may or may not affect subject premises.)
TVA easement and right of way 250 feet wide as of record in Book 4279, page 731, said Register's Office. (which may or may not affect subject premises.)

1341 06/02 0101 03CHECK $52.97



OFFICIAL RECEIPT

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

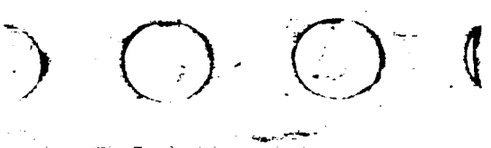
RECEIVED OF _____

FOR _____

BOOK 7856 PAGE 28

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 195900.00
CON TX 646.47
PRFEE 0.50
WDEED 6.00
TOTAL 652.97
CHECK 652.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/02/89 01 15:28 0001 1341



3811U5

JUN 2 3 24 PM '89



No. 215706