C#5651 File Box 14

3203668

BOOK 7856 PAGE 37

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,900.00

Andrea Renée McGowen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1989

Notary Public

MY COMMISSION EXPIRES: 3/22/93

(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
Terry D. McGowen	Fidelity Federal Savings & Loan	53-5-11D-76000
(NAME)	(NAME)	
808 Tamarack South	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 Terry D. McGowen and wife, Andrea Renee McGowen

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. 54-B, Kimbolton, Phase II, of record in Plat Book 6900, pages 792, 793, & 794, Zone Lot Division in Book 6900, page 891, Register's Office for Davidson County, Tennessee.

Said Lot 54-B, fronts 17.93 feet on the westerly side of Tamarack South and runs back 184.23 feet on the northerly lot line, and 233.00 feet on the southerly lot line to a line in the rear which measures 118.29 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Bettye Ritchie Casey and husband Gerald 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, said Register's Office.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Thomas F. Stewart, Trustee as of record in Book 7304, page 279, 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.

*SEE REVERSE SIDE FOR CONTINUATION

This is unimproved ( ) improved (XX) property, known as 808 Tamarack South, 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 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 31st day of May, 19 89

Phillips Builders, Inc.

By: Jackie Shires, Vice-President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____ BOOK 7856 PAGE 38, 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

1343 06/02 0101 08CHECK 230.57

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Terry D. McGowen and wife, Andrea [illegible]

3810/

JUN 2 3 25 PM '89

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

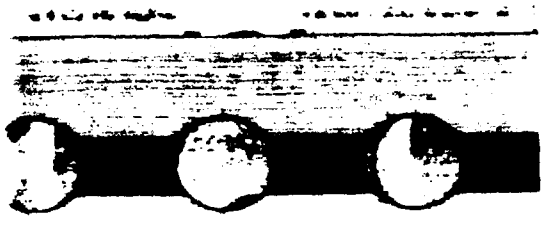
*CONTINUATION

This conveyance is made subject to the following:

The Plan of record in Book 6900, page 792, 793, & 794 and Book 6900, page 891, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the rear lot line.

Restrictions contained in instrument of record in Book 6900, page 891, said Register's Office.

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, and Book 7799, page 50, said Register's Office.



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

RECEIVED OF _____

FOR _____

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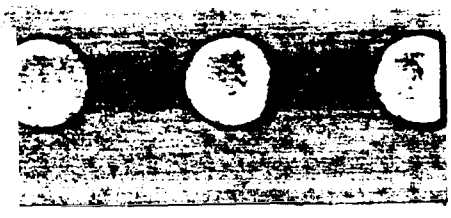
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 67900.00
CON TX 224.07
PRFEE 0.50
WDEED 6.00
TOTAL 230.57
CHECK 230.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/89 01 15:29 0001 1343



38107

JUN 2 3 25 PM '89

No. 215708