320362-7

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Robert L. Daly
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/2/93

(AFFIX SEAL)

BOOK 7858 PAGE 510

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
Robert L. Daly	Fidelity Federal Savings & Loan	150-80170
(NAME)	(NAME)	
1412 Rugosa Court	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	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 Robert L. Daly and wife, Janine M. Daly

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. 677 on the Plan of Somerset Phase III, of record in Book 6900, page 858, Register's Office for Davidson County, Tennessee.

Said Lot No. 677 fronts 35.67 feet on the northerly side of Rugosa Court and runs back a total of 175.20 feet on the easterly lot line and 115.04 feet on the southwesterly lot line to a line in the rear which measures 162.76 feet thereon.

Being the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Elemer G. Chadwell and wife, Lorene Y. Chadwell as of record in Book 4687, page 44, said Register's Office. Also being part of the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc. by deed from Carl J. Strassle and wife, Sandra G. Strassle of record in Book 5172, page 405, and being part of the property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation by deed from Hubert Beard and wife, Scnear Beard of record in Book 4654, page 67, said Register's Office. Said Philhall Corporation having since quitclaimed to Randall Phillips Builders, Inc., of record in Book 5508, page 923, said Register's Office, dated September 21, 1979, said instrument was re-recorded in Book 7411, page 171, 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 ATTACHED FORM

This is unimproved ( ) improved (XX) property, known as 1412 Rugosa Court, Antioch, Tennessee 37013
(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 26th day of May, 19 89

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

STATE OF TENNESSEE
Davidson County

BOOK 7858 PAGE 511

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____.

Commission Expires _____ _____ Notary Public

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 Prsident of the Phillips Builders, Inc. a corporation, and that he as such Vice Prsident, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice Prsident.

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

Commission Expires 3/27/93 _____ Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Robert L. Daly and wife, Janine Daly

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

This conveyance is made subject to:

The Plan of record in Book 6900, page 858, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Rugosa Court and on the rear lot line, a 7.5 public utility and drainage easement on the northeasterly lot line, a 10 foot sewer, utility and drainage easement on the southwesterly lot line and a 10 foot public utility and drainage easement on the northeasterly rear lot line. (See Reverse Side)

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7619, page 647, amended in Book 7657, page 583, and amended in Book 7675, page 923, and First Amendment of Declaration to Declaration of Restrictive Covenants for Somerset to add Phase III, of record in Book 7776, page 826, said Register's Office.

Deed of conveyance by Randall Phillips Builders, Inc., to serve Somerset (formerly Town Villages of the Country, Sec. Six.) of record in Book 7593, page 515, and in Book 7593, page 555, said Register's Office.

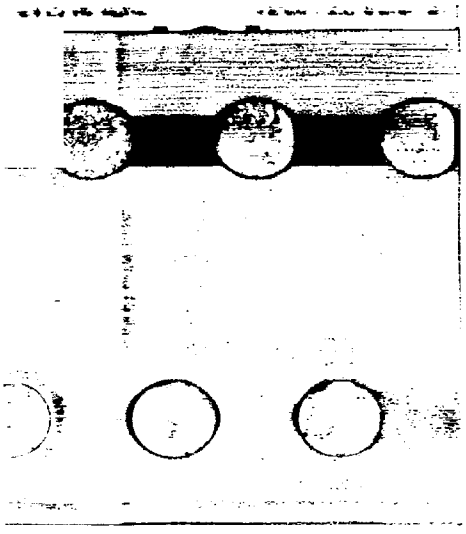
39015

IDENTIFICATION REFERENCE

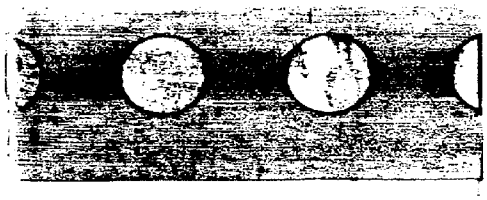
JUN 6 2 35 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2417 06/06/89 0101 03CHECK 29.57







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7858 PAGE 513

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 87900.00
				CON TX 290.07
				PRFEE 0.50
				MDEED 9.00
				TOTAL 299.57
				CHECK 299.57
06/06/89	01			14:36 0001 2417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39015

IDENTIFICATION REFERENCE

JUN 6 2 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216776