5659

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900.00

Karen Renee Smith
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/29/93

(AFFIX SEAL)

BOOK 7858 PAGE 522

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
Karen Renee Smith (NAME)	Fidelity Federal Savings & Loan (NAME)	P/O 53-9-81
1410 Apache Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 Karen Renee Smith, 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. 50A on the Plan of Kimbolton Subdivision, Phase II, as of record in Plat Book 6900, pages 792, 793 and 794, Zone Lot Division of record in Book 6900, page 909, Register's Office for said County.

Said Lot No. 50A fronts 42.83 feet on the southerly margin of Apache Lane and runs back 144.05 feet on the easterly line and 134.41 feet on the westerly line to a line in the rear which measures 69.51 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, Anne Ritchie, and Joan Ritchie, a feme sole as of record in Book 6746, page 672, and by deed from Thomas F. Stewart, Trustee 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.

This conveyance is made subject to the following:

If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.

The Plan of record in Book 6900, page 792, 793 and 794 and Book 6900, page 909, said Register's Office, shows an Owner's Certificate, a 13 foot utility and drainage easement on the easterly line.

SEE REVERSE SIDE FOR CONTINUATION

This is unimproved {X} improved { } property, known as 1410 Apache Lane, 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
Jackie Shires, Vice President

STATE OF TENNESSEE
Davidson County

BOOK 7858 PAGE 523

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.

Elaine Phillips Notary Public

Commission Expires 3/27/93

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Karen Renee Smith, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

*CONTINUATION

Restrictions contained in instrument of record in Book 6900, page 909, 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, amended in Book 7799, page 50, said Register's Office.

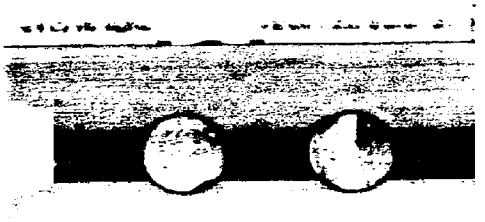
39017

IDENTIFICATION REFERENCE

JUN 6 2 37 PM '89

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

2415 06/06 0101 03CHECK 214



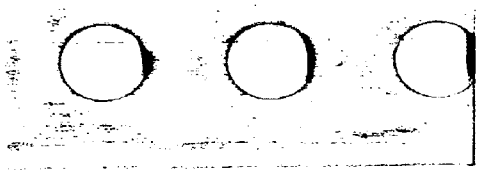
OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7858 PAGE 524

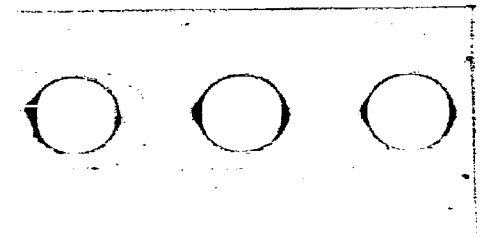


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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

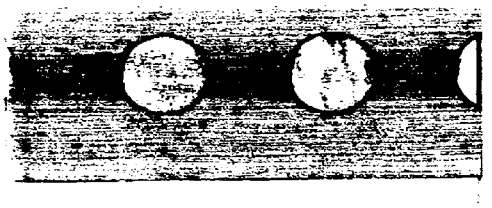
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	62900.00
CON TX	207.57
PRFEE	0.50
WDEED	6.00
TOTAL	214.07
CHECK	214.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 37 0001 2419



39017

IDENTIFICATION REFERENCE

JUN 6 2 37 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216778