Loan #320360-1 BOOK 5 PAGE 14

Book 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

5638
320360-1

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Rovina Jones
Affiant

RE-RECORD BOOK 7864 PAGE 26

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 1989.

Notary Public

MY COMMISSION EXPIRES: 3/3/92

(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
Rovina Jones (NAME)	Fidelity Federal Savings & Loan (NAME)	P/O 53-9-53
1406 Apache Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	P/O 53-9-54
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 Rovina Jones, 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. 56A, Kimbolton Subdivision, Phase II, of record in Plat Book 6900, page 792, 793, & 794, zone lot division in Book 6900, page 909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

*See Back

Being 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. 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 mades subject to:

The Plan of record in Book 6900, page 792, 793 & 794 and amended in Book 6900, page 909, said Register's Office, shows an Owner's Certificate, certain easements and setback lines.

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 7794, page 50, said Register's Office.

This is unimproved / improved (X) property, known as 1406 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 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 18th day of May, 19 89

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

STATE OF TENNESSEE
Davidson County

RE-RECORD BOOK 7864 PAGE 27 BOOK 7856 PAGE 15

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 she 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 18th day of May, 1989.

Commission Expires 3/3/92 _____ Notary Public

RE-RECORD

40800

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Rovina Jones, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 13 3 27 PM '89

1339 06/02 0101 03CHECK 237.17

4593 06/13 0101 03CHECK 6.00

JUN 2 3 23 PM '89

*Continuation

Said Lot No. 56-A fronts 33.29 feet on the southerly side of Apache Lane and fronts a total of 129.08 feet on the westerly side of Tamarack South and is adjoined by a curve measuring a total of 39.27 feet and runs back a total of 153.36 feet on the northwesterly lot line to a line in the rear which measures 48.00 feet thereon.