5717
542623-8

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 14th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

BOOK 7869 PAGE 266

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
Terrell H. Sensing	Fidelity Federal Savings & Loan	53-5
(NAME)	(NAME)	
910 Tamarack North	401 Union Street	11D-76000
(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 Terrell H. Sensing, 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. 60A Kimbolton S/D, Phase II of record in Plat Book 6900, page 792, 793, & 794, Zone Lot Division of record in Book 6900, page 899, Register's Office for Davidson County, Tennessee.

Said Lot No. 60A fronts 17.96 feet on the northerly side of Tamarack North and runs back 176.91 feet on the westerly lot line and a total of 263.18 feet on the easterly lot line to a line in the rear which measures 116.37 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey and husband Harold Casey, Andy T. Ritchie, IV, and wife Phyllis Ritchie, Edward C. Ritchie and wife, Ame Ritchie and Jean Ritchie a Femme Sole as of record in Book 6746, page 672, said Register's Office. And being part of the property convyed to Randall Phillips Builders, Inc., 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:

(See Reverse Side)

4267 JUN 20 3 30 PM 89

6854 06/20 0101 03CHECK 220.67

This is improved ( ) unimproved (X) property, known as 910 Tamarack North, 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 my hand this 14th day of June, 19 89

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

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STATE OF TENNESSEE
Davidson County

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 14th day of June, 19 89.

_____ Notary Public

Commission Expires 3/27/93

NOTARY PUBLIC 73 * 59

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Terrell H. Sensing, unmarried

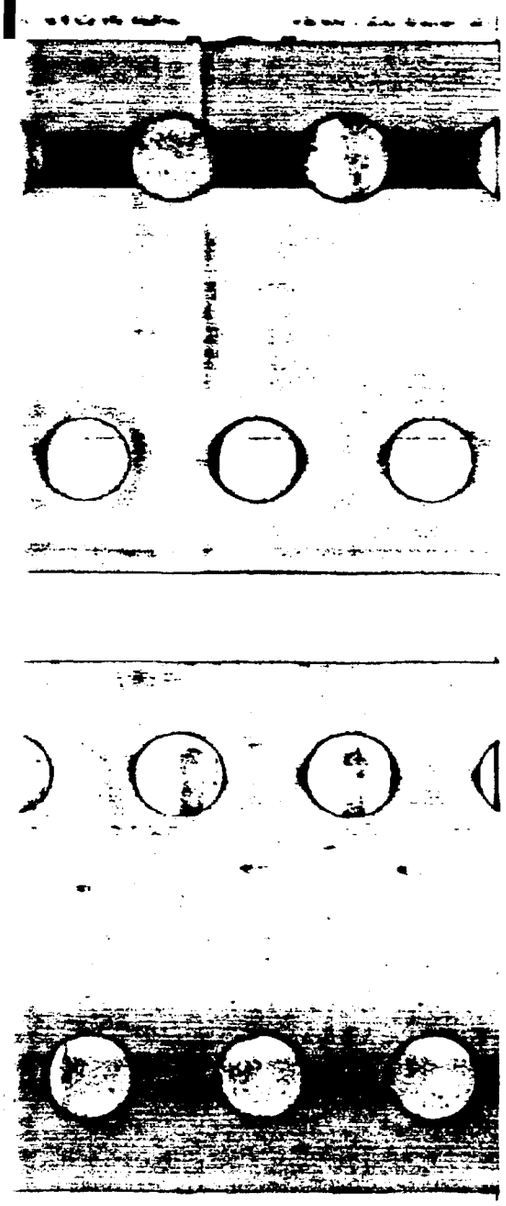
Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

This conveyance is made subject to:

The Plan of record in Book 6900, page 792,793, 794, and in Book 6900, page 899, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the rear lot line and a 2.5 X 30 foot anchor easement on the southwest front corner.

Restrictions contained in instrument of record in Book 6900, page 899, 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.



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 64900.00
				CON TX 214.17
				PRFEE 0.50
				WDEED 6.00
				TOTAL 220.67
				CHECK 220.67
			06/20/89 01	15:32 0001 6854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42678

JUN 20 3 30 PM '89

No. 221161