5736
320377-1
Bevill

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Alice Ann Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: 8/3/92

(AFFIX SEAL)

BOOK 7871 PAGE 748

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
Alice Ann Garrett (NAME)	Fidelity Federal Savings & Loan (NAME)	53-9-93
906 Tamarack North (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 Alice Ann Garrett, 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. 61-B, Kimbolton Sudivision, Phase II, of record in Plat Book 6900, pages 792, 793 & 794, zone lot division of record in Plat Book 6900, page 899, Register's Office for Davidson County, Tennessee.

Said Lot No. 61-B, fronts 21.38 feet on the easterly side of Tamarack North and runs back 166.46 feet on the southerly lot line and a total of 122.54 feet on the northerly lot line to a broken line in the rear which measures a total of 105.48 feet thereon.

7814 06/22 0101 03CHECK 237.17

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, And being 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.

This conveyance is made subject to the following:
The Plan of record in Book 6900, page 792, 793 & 794, and Book 6900, page 899, said Register's Office, shows an Owner's Certificate, a 15 foot public utility & drainage easement on the rear lot line, and a 2.5 x 30 foot anchor easement on the southeasterly corner.

SEE REVERSE SIDE FOR CONTINUATION

This is unimproved (X) improved ( ) property, known as 906 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 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 21st day of June, 19 89

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

STATE OF TENNESSEE
Davidson County

BOOK 7871 PAGE 749

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 21st day of June, 1989.

Commission Expires 3/3/92

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Alice Ann Garrett, unmarried

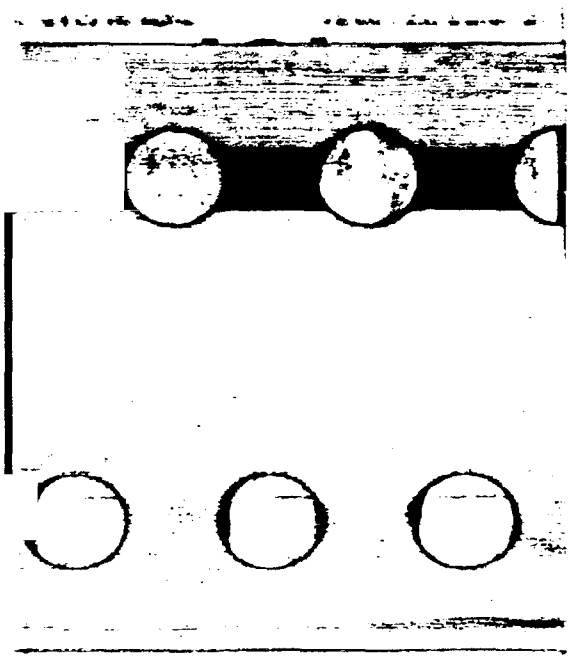
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CONTINUATION

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, and Book 7799, page 50, said Register's Office.
The survey made by John Kohl & Company, P.C., dated June 20, 1989, shows the drive enchroaching the anchor easement on the northerly front corner.

43484

JUN 22 4 13 PM '89



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

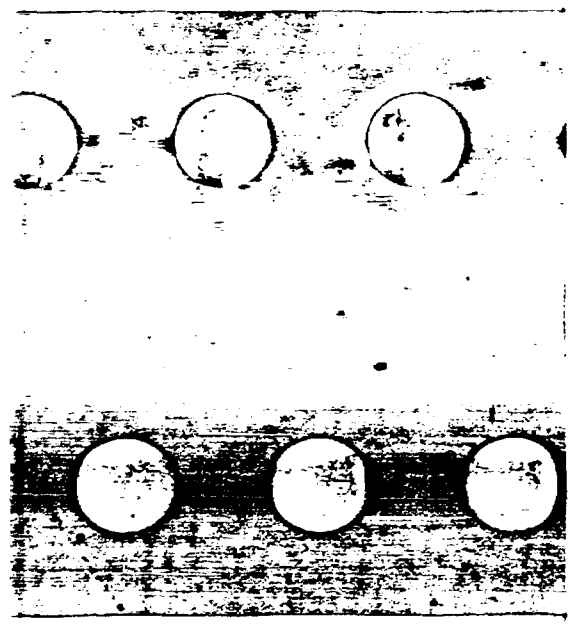
FOR _____

BOOK 7871 PAGE 750

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 69900.00
				CON TX 230.67
				PRFEE 0.50
				WDEED 6.00
				TOTAL 237.17
				CHECK 237.17

06/22/89 01 16:15 0001 7814



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43484

IDENTIFICATION

JUN 22 4 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222112