BOOK 7872 PAGE 704

FORM NO. WD-1

5800

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: 3/24/93

(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
Helga K. Whitley	Fidelity Federal Savings & Loan	53-9-103
(NAME)	(NAME)	
1416 Apache Lane	401 Union Street	
(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 Helga K. Whitley and Donna B. Hannagan

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. 48-B, Zone Lot Division Lot 48 Kimbolton, Phase II, of record in Book 6900, page 853, amended in Book 6900, page 918, Register's Office for Davidson County, Tennessee

Said Lot No. 48-B fronts a total of 40.80 feet on the south westerly side of Apache Lane and runs back 225.62 feet on the northwesterly lot line and 102.29 feet on the southeasterly lot line to a line in the rear which measures 37.0 feet thereon.

Being part of 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 Joane Ritchie, a Femme Sole as of record in Book 6746, page 672 and being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Thomas F. Stweart, Trustee, of record in Book 7304, page 27, 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 Plan of record in Book 6900, page 792, 793, 794 and in Book 6900, page 853, amended in Book 6900, page 918, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the rear lot line and an overhang easement on the front lot line.

Restrictions contained in instrument of record in Book 6900, page 918, said Register's Office. (See Reverse Side)

This is unimproved (XX) improved ( ) property, known as 1416 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 22nd 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. ~~Vice President~~ _____ a corporation, and that he as such _____, 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 22nd ~~June~~ 89 day of _____, 19____.

_____ Notary Public

Commission Expires 3/27/93

WARRANTY DEED

FROM
Phillips Builders, Inc., &

TO
Helga K. Whitley and Donna B. [illegible]

8249 06/23 0101 03CHECK 214.07

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

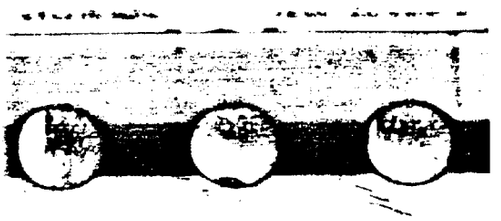
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7464, page 969, amended in Book 7470, page 126, amended in Book 7799, page 50, said Register's Office.

43830

IDENTIFICATION

JUN 23 2 04 PM '89

[illegible]



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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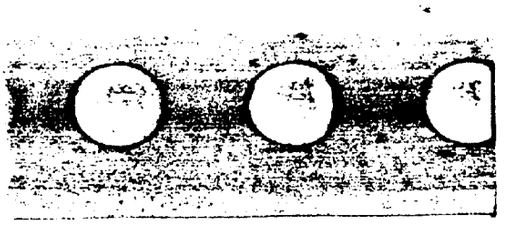
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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
			06/23/89 01	14:05 0001 8249

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



438.30

JUN 23 2 04 PM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TENN

No. 222543