5730
99-98016S-9 4.5300
BON 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,155.00

Bradley M. Meyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 89

Notary Public

MY COMMISSION EXPIRES: 1/20/93

(AFFIX SEAL)

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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
Bradley M. Meyer (NAME)	Fidelity Federal Savings & Loan (NAME)	26-7-144
110 Dover Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	GO-20763
Goodlettsville, Tennessee 370[illegible] (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 GRANTERS, 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 Bradley M. Meyer and wife, Laurie T. Meyer 0068 06/29 0101 03CHECK 304.16

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. 222, Windsor Green, Phase II, Section I, of record in Plat Book 6250, page 988 and 989, amended in Book 7205, page 890, Register's Office for Davidson County, Tennessee.

Said Lot No. 222, fronts 34.11 feet on the southerly side of Dover Court and runs back 100.00 feet on the westerly lot line and 102.97 feet on the easterly lot line to a line in the rear which measures 92.24 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 615, as corrected in Book 6297, page 203, said Register's Office; and by deed from F. Clay Bailey, Jr., Trustee, with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 617, as corrected in Book 6201, page 391, and Book 6297, page 207, said Register's Office. Phillips Builders, Inc. is successor and interest to Randall Phillips Builders, Inc. by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 6250, page 988 & 989, corrected in Book 7205, page 890, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Dover Court, a 10 foot public utility and drainage easement on the rear and westerly lot line, a 20 foot public utility and drainage easement on the front lot line, and a 10 foot public utility and drainage easement on the easterly lot line.
Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, said Register's Office.

SEE REVERSE SIDE FOR CONTINUATION

This is ( ) unimproved (X) improved property, known as 110 Dover Court, Goodlettsville, Tennessee 37072
(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 28th day of June, 19 89

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

STATE OF TENNESSEE
Davidson County

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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 28th day of June, 19 89

Commission Expires 1/23/93 _____ Notary Public

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Bradley M. Meyer and wife, Laurie I. Meyer

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CONTINUATIONS

By-Laws of record in Book 6406, page 942, said Register's Office.
Deed of Dedication Easement from Randall Phillips Builders, Inc. to Madison Suburban Utility District of Davidson County, Tennessee, of record in Book 4377, page 94, as dedicated in Book 6636, page 824, said Register's Office.
Sanitary Sewers easements conveyed by deed from Randall Phillips Builders, Inc. to the City of Goodlettsville, Tennessee, filed August 17, 1983, of record in Book 6117, page 290, said Register's Office. (Tracts I and II)
Deed of Dedication to Madison Suburban Utility District of record in Book 7410, page 996, dated November 20, 1987, said Register's Office.
Surveyors Certificate of correction in Book 7205, page 899, dated April 15, 1987.
Dedication of common area to Windsor Green Homeowners Association of record in Book 7864, page 369, dated April 31, 1989, 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 90115.00
				ERR CO
				CAMT 90115.00-
				CAMT 90135.00
				CON TX 297.66
				PRFEE 0.50
				WDEED 6.00
				TOTAL 304.16
				CHECK 304.16
			06/29/89 01	11:12 0001 0068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45300

IDENTIFICATION

JUN 29 11 10 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 224348