5811
99-980176-2
Box 14

BOOK 7877 PAGE 615

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Henry L. Fakes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 29th DAY OF June 19 89

Notary Public

MY COMMISSION EXPIRES: 1/23/93

(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
Henry L. Fakes (NAME)	Fidelity Federal Savings & Loan (NAME)	86-93
204 Cahaba Cove (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	4D-00400
Hermitage, Tennessee 37076 (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 Henry L. Fakes and wife, Charlene M. Fakes

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. 412 on the Plan of Camden Woods, Phase II, of record in Book 6900, page 735, Register's Office for Davidson County, Tennessee.

Said Lot No. 412 fronts a total of 65.22 feet on the northeasterly side of Cahaba Cove and runs back on a broken line a total of 239.14 feet on the southeasterly lot line and 211.08 feet on the northwesterly lot line to a line in the rear which measures 10.46 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank in Nashville as of record in Book 5584, page 274, 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 735, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the northerly and easterly lot line, a 2.5 X 25 foot anchor easement along the front corner of the southerly lot line and a water line easement along the front lot line on the southerly front lot line.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7620, page 561, By-Laws of record in Book 7620, page 583, said Register's Office.

0260 06/29 0101 03CHECK 322.97

This is {unimproved (X) / improved ( )} property, known as 204 Cahaba Cove, Hermitage, Tennessee 37076
(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 29th 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 29th day of June, 19 89.

Jackie S. Webb Notary Public

Commission Expires 1/23/93

WARRANTY DEED

FROM
Phillips Builders, Inc.

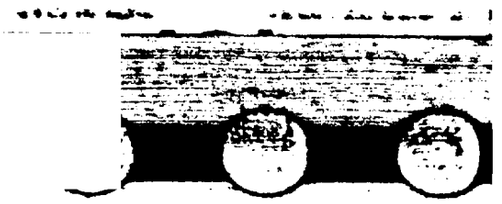
TO
Henry L. Fakes and wife, Charlene H. Fakes

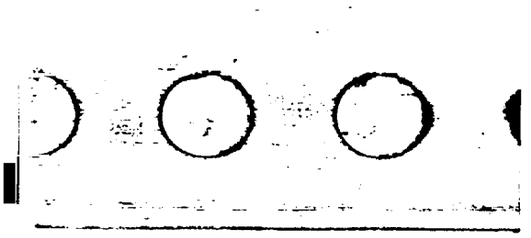
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

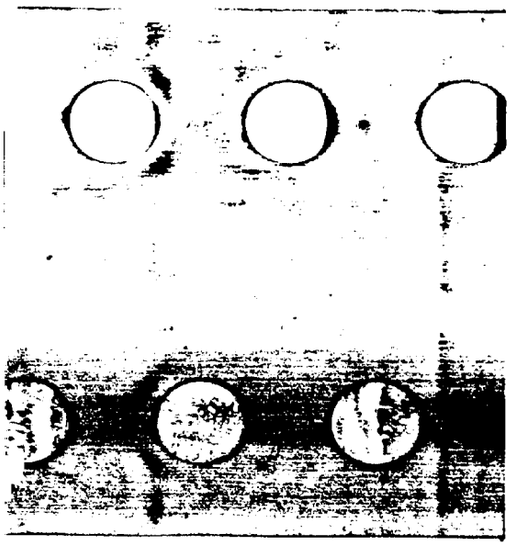
(continuation)
Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 7640, page 534, said Register's Office.
Amendment Number One to Declaration of Restrictive Covenants of record in Book 7657, page 580, amendment Number Two to Declaration of Restrictive Covenants of record in Book 7675, page 926, said Register's Office.

45482

JUN 29 2 35 PM '89







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 95900.00
				CON TX 316.47
				PRFEE 0.50
				WDEED 6.00
				TOTAL 322.97
				CHECK 322.97

06/29/89 01 14:37 0001 02e0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45482

IDENTIFICATION

JUN 29 2 35 PM '89

FELIX Z. WILSON, II
REGISTER

No. 224537