5810
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bc 14

BOOK 7877 PAGE 625

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,905.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(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
Greg A. Mitchell (NAME)	Fidelity Federal Savings & Loan (NAME)	53-9-103
604 Brentmeadow Circle (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 Greg A. Mitchell and wife, Karen C. Mitchell

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. 43-B on the Plan of Kimbolton Subdivision, Phase 1, of record in Plat Book 6900, page 276, 277 and 278, amended in Book 7577, page 553, said Register's Office, and Zone Lot Division of record in Book 6900, page 917, said Register's Office.

Said Lot No. 43B fronts 51.11 feet on the northeasterly side of Brentmeadow Circle and runs back 153.65 feet on the southeasterly lot line and 158.12 feet on the northwesterly lot line to a line in the rear which measures 51.85 feet thereon.

Being the same property conveyed to Randall Phillips, Builders, Inc. by deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie, III, 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.
This conveyance is made subject to:
The Plan of record in Book 6900, page 276, 277, & 278, amended in Book 7577, page 553, zone lot plat, Book 6900, page 917, 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 anchor easement on the southeasterly corner.
Restrictions contained in instrument of record in Book 7265, page 655, Book 6900, page 917, 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.

(See Reverse Side)

This is {unimproved / improved (X)} property, known as 604 Brentmeadow Circle, 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 28th day of June, 19 89

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

BOOK 7877 PAGE 626

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 28th day of June, 19 89.

Notary Public

Commission Expires 3/27/93

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Greg A. Mitchell and wife, Karen C. Mitchell

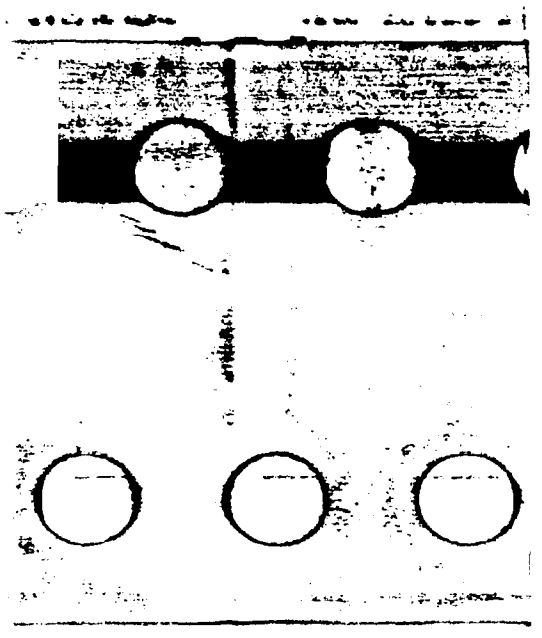
Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

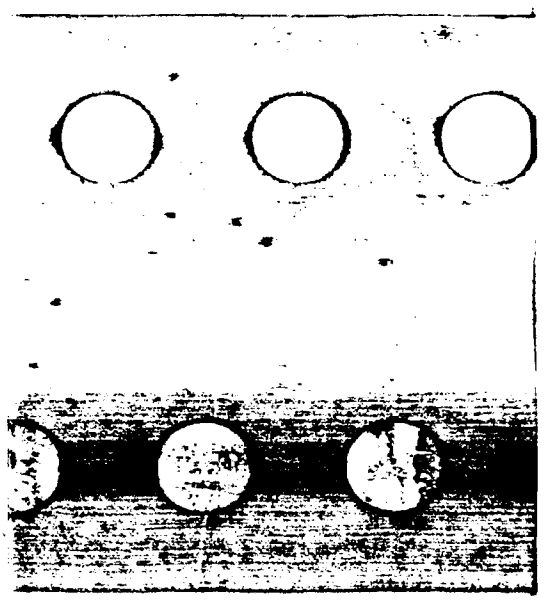
(continuation)
Deed of Dedication to Madison Suburban Utility District in Book 7653, page 284, said Register's Office.
Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

15484

JUN 29 2 36 PM '89

0262 06/29 0101 03CHECK 253.34





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7877 PAGE 627

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 74805.00
				CON TX 246.84
				PRFEE 0.50
				WHEED 6.00
				TOTAL 253.34
				CHECK 253.34

06/29/89 01 14:38 0001 0262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45484

IDENTIFICATION REFERENCE

JUN 29 2 36 PM '89

FELIX Z. WILSON, II REGISTER

No. 224539