5752

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Affiant

BOOK 7879 PAGE 206

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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
John M. Schaeffer (NAME)	Fidelity Federal Savings & Loan (NAME)	150-11-245
905 Seasons Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-76772
Antioch, Tennessee 37013 (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 John M. Schaeffer and wife, Sheila E. Schaeffer

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. 342 on the Plan of Somerset, Phase I, as of record in Book 6900, pages 690 and 691, Register's Office for said County.

Said Lot No. 342 fronts 35.66 feet on the southerly side of Seasons Court and runs back 167.23 feet on the westerly lot line and 95.00 feet on the easterly lot line to a line in the rear which measures a total of 163.68 feet thereon.

Being the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell by deed of record in Book 4687, page 44, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle of record in Book 5172, page 405, said Register's Office; and by deed from Hubert Beard and wife, Scnear Beard of record in Book 4654, page 67, said Register's Office. The said Philhall Corp. having since quitclaimed its interest in said property to Randall Phillips Builders, Inc. of record in Book 5508, page 923, re-recorded in Book 7411, page 171, 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 6900, pages 690 and 691, said Register's Office shows an Owner's Certificate, a 10 foot public utility and drainage easment on the rear, and a 2.5 x 25 foot anchor easement on the northwesterly front corner.

SEE REVERSE SIDE FOR CONTINUATION

unimproved ( )
This is improved (XX) property, known as 905 Seasons Court, Antioch, Tennessee 37013
(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 ~~30th~~ day of ~~June~~, 19 89

Phillips Builders, Inc.
By: Jackie Shires, Vice Pres.
~~Jackie Shires, Vice President~~

STATE OF TENNESSEE
Davidson County

BOOK 7879 PAGE 207

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 30th day of June, 19 89

Commission Expires Sheila 1/23/93

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
John M. Schaeffer and wife, Sheila E. Schaeffer

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CONTINUATION

Restrictions contained in an instrument of record in Book 7402, page 980, corrected in Book 7404, page 295, said Register's Office.
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7619, page 647, said Register's Office.
Deed of Conveyance by Randall Phillips Builders, Inc., to serve Town Village of The Country, Section 6, as of record in Book 7593, page 515 and in Book 7593, page 555, said Register's Office.

45942

JUN 30 3 18 PM '89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7879 PAGE 208

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
				DAMT 359.30-00
				DON TX 316.40
				PRFEE 0.50
				MFEED 6.00
				TOTAL 322.97
				PAID 322.97
			06/30/89 01	12:30 0001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45942

TENNESSEE REAL ESTATE TRANSFER
JUN 30 3 18 PM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 225068