5753
551427-2

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,900.00

John D. Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: 3/25/93
(AFFIX SEAL)

BOOK 7879 PAGE 216

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 D. Morris (NAME)	Fidelity Federal Savings & Loan (NAME)	150-3-381
1025 Ainsworth Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-76501
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 D. Morris and wife, Karen J. Morris

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. 435, Section Nine, The Country of record in Plat Book 6900, page 285 and 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 435, fronts 40.00 feet on the southeasterly side of Ainsworth Circle and runs back 155.65 feet on the westerly lot line and 117.56 feet on the northerly lot line to a line in the rear which measures a total of 187.93 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation and Philhall Corp., a Tennessee Corporation by deed from Phillips Builders, a Tennessee partnership composed of Randall L. Phillips, Harry Edward Phillips and Randall Phillips as of record in Book 7195, page 100, said Register's Office. Instrument of correction in Book 7225, page 222, said Register's Office.

This conveyance is made subject to the following:

The Plan of record in Book 6900, page 285, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the southerly and easterly lot line, and a 10 foot x 25 foot anchor easement on the northerly front lot line.

Restrictions contained in instrument of record in Book 7402, page 977, corrected in Book 7404, page 292, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 1025 Ainsworth Circle, 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 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 30th day of June, 19 89

Phillips Builders, Inc.
By: Jackie Shires, VP
Jackie Shires, Vice President

STATE OF TENNESSEE
Davidson County

BOOK 7879 PAGE 217

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 3/27/93

_____ Notary Public

WARRANTY DEED

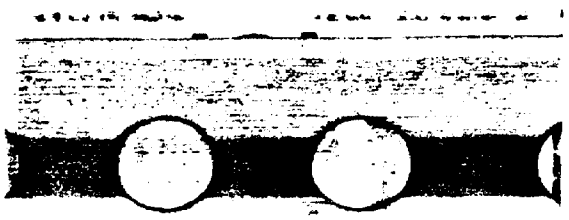
FROM
Phillips Builders, Inc.

TO
John D. Morris and wife, Karen J. Morris

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

45944

JUN 30 3 19 PM '89

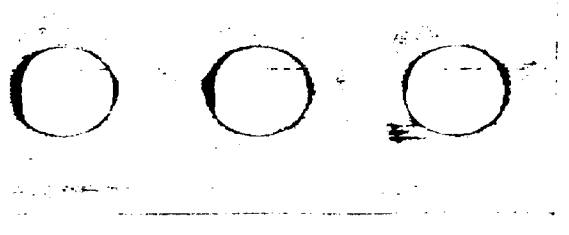


OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7879 PAGE 218



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

CHK
139900.01
TOTAL 431.87
CHECK 431.87
06/30/89 01 15:22 0:01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



45944.

TENNTIFT REFERENCE

JUN 30 3 19 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225072