5809
99-980168-3

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,540.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-10-93

(AFFIX SEAL)

BOOK 7879 PAGE 250

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
Brian T. Colquette (NAME)	Fidelity Federal Savings & Loan (NAME)	172-8-A-61
905 Retriever Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37211 (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 Brian T. Colquette and wife, Lynn T. Colquette

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. 61 on the Plan of Hunters Branch, Section Two-B of record in Book 6900, pages 336-337, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 27.17 feet on the southerly side of Retriever Court and runs back 116.84 feet on the westerly lot line and 102.81 feet on the easterly lot line to a line in the rear which measures 105.00 feet thereon.

Being the same property conveyed to Philhall Corporation, a Tennessee Corporation by deed from Hunter's Branch Development, Inc., a Tennessee Corporation as of record in Book 7179, page 182, 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 336 & 337, said Register's Office, shows an Owner's Certificate, a 25 foot minimum building setback line from Retriever Place, a 20 foot public utility and drainage easement on the rear lot line, a 10 foot NES easement along the front lot line and a 5 foot Telephone easement on both side lot lines.
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6601, page 7, said Register's Office.

(See Reverse Side)

This is unimproved (XX) improved ( ) property, known as 905 Retriever Place, Nashville, Tennessee 37211
(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, V.P.

STATE OF TENNESSEE
Davidson County

BOOK 7879 PAGE 251

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.

Notary Public

Commission Expires 3/27/93

WARRANTY DEED

FROM
Phillips Builders, Inc.

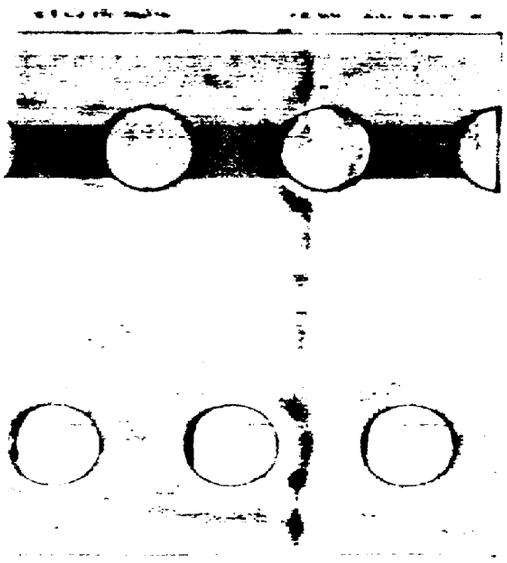
TO
Brian T. Colquette and wife, Lynn T. Colquette

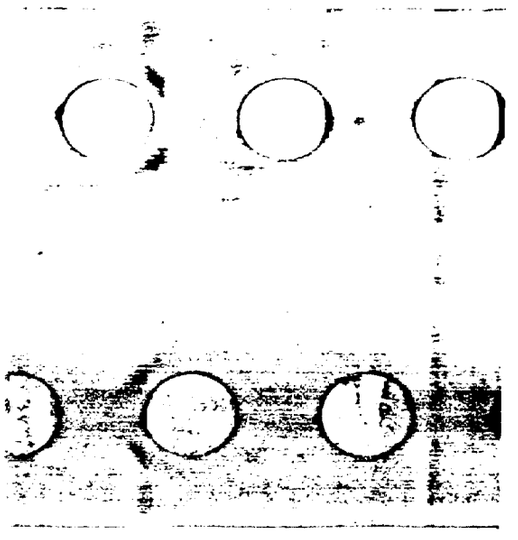
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(continuation)
By-Laws of record in Book 6632, page429, said Register's Office.
Open space as designated in Plat of record in Book 6900, pages 336 & 337, said Register's Office.

45951

JUN 30 3 23 PM '89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7879 PAGE 252

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
				DAMT [illegible]
				CON TA 305.00
				PRFEE 0.50
				WDEED 6.00
				TOTA [illegible]
				[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45951

IDENTIFICATION REFERENCE

JUN 30 3 23 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 225079