FILE BOX 14 / PAGE 1

FORM NO. WD-1

G# 5757

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/23/93

(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 |
|---|---|---|
| Billy W. Watkins (NAME) | Fidelity Federal Savings & Loan (NAME) | 141-15-D |
| 109 Claytie South (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | |
| Nashville, Tennessee 37221 (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 Billy W. Watkins and wife, Jacqueline S. Watkins

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. 82 on the Plan of Sheffield on the Harpeth, Phase II, as of record in Book 6900, pages 410 and 411, Register's Office for said County.

Said Lot No. 82, fronts a total of 79.43 feet on the northwesterly side of Claytie South and fronts 80.00 feet on the westerly side of River Fork Drive and is adjoined by a curve measuring 39.27 feet and fronts 125.00 feet on the northwesterly lot line and fronts 116.60 feet on the southwesterly lot line to a point of intersection.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, now known as Phillips Builders, Inc. by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, page 96, said Register's Office. Phillips Builders, Inc. is successor and interest by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

SEE ATTACHED SHEET FOR CONTINUATION

This is unimproved ( ) improved (X) property, known as 109 Claytie South, Nashville, Tennessee 37221
(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, Vice-President

STATE OF TENNESSEE
Davidson County

BOOK 7881 PAGE 775

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____.

Commission Expires _____ _____ Notary Public

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 1/23/93 _____ Notary Public

**WARRANTY DEED**

**FROM**
Phillips Builders, Inc.

**TO**
Billy W. Watkins and wife,
Jacqueline S. Watkins

**Attorneys Title Company**
Titles Guaranteed
NASHVILLE, TENN.

CONTINUATION

This conveyance is made subject to the following: BOOK 7881 PAGE 776

The Plan of record in Book 6900, pages 410 and 411, said Register's Office, shows and Owner's Certificate, a 30 foot minimum building setback line from River Fork Drive, a 10 foot utility easement on the southerly lot line, a 10 foot utility and waterline easement on the northeasterly lot line, and a 10 foot utility and drainage easement on the northwesterly lot line..

Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6925, page 900 and Book 7145, page 954, said Register's Office.

By-Laws of Sheffield on the Harpeth Homeowners' Association of record in Book 7145, page 964, 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.

Easement for 15 foot permanent water line and temporary construction easement on each side of 15 foot permanent easement granted to Harpeth Valley Utilities District of record in Book 5738, page 829, said Register's Office. (which may or may not affect subject premises.)

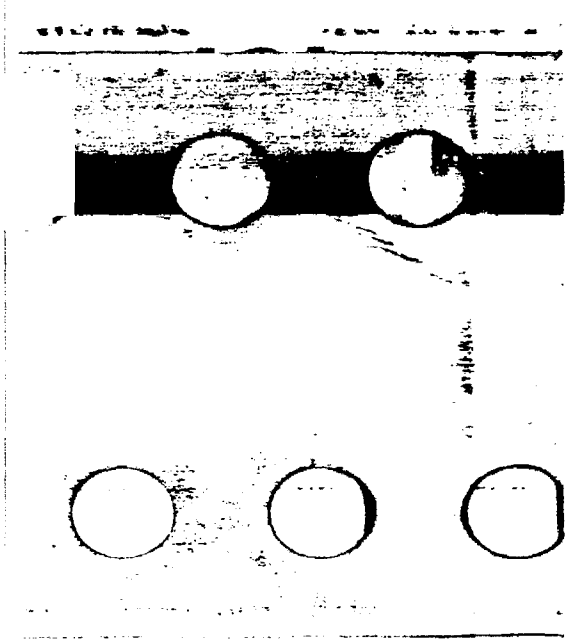
Easement for electric power transmission line, granted to United States of America of record in Book 4136, page 525, said Register's Office. (which may or may not affect subject premises.)

TVA easement and right of way 250 feet wide as of record in Book 4279, page 731, said Register's Office. (which may or may not affect subject premises.)

4 6 8 8 9

JUL 5 3 12 PM '89

2362 07/05 0101 03CHECK 557.47



**OFFICIAL RECEIPT**

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

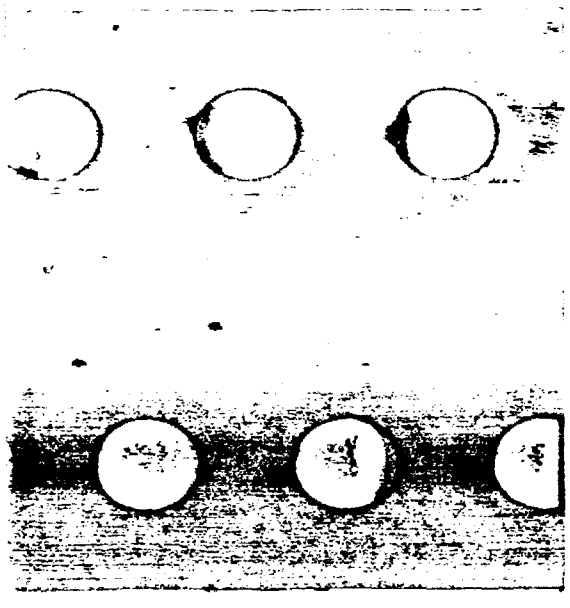
RECEIVED OF _____

FOR _____

BOOK 7881 PAGE 777

| | | |
|---|---|---|
| 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 165900.00
CON TX 547.47
PRFEE 1.00
WDEED 9.00
TOTAL 557.47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 557.47

07/05/89 01 15:14 0001 2362

46889

IDENTIFICATION REFERENCE

Jul 5 3 12 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 226081