FILE BOX 14

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,250.00

Margaret Mauro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 19 89.

Notary Public

MY COMMISSION EXPIRES: 3/29/93

(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
Margaret Mauro (NAME)	Fidelity Federal Savings & Loan (NAME)	150-7-515
3604 Green Garden Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-76784
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 Margaret Mauro, unmarried

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. 351, Phase I, Somerset of record in Plat Book 6900, page 690 and 691, Register's Office for Davidson County, Tennessee.

Said Lot No. 351, fronts a total of 73.37 feet on the southeasterly side of Green Garden Court and runs back 105.00 feet on the southwesterly lot line and 120.00 feet on the northeasterly lot line to a line in the rear which measures 77.12 feet thereon.

4132 07/11 0101 03CHECK 324.46

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 5 foot utility and drainage easement on the southwesterly lot line, and a 10 foot utility and drainage easement on the rear lot line.
Restrictions contained in an instrument of record in Book 7402, page 980, corrected in Book 7404, page 295, said Register's Office.
See Reverse side for continuation*

unimproved ( )
This is improved (X) property, known as 3604 Green Garden 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 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 10th day of July, 19 89

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

STATE OF TENNESSEE
Davidson County

BOOK 7886 PAGE 214

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 10th day of July, 19 89

Notary Public

Commission Expires 3/27/93

JUL 11 3 PM '89

4836

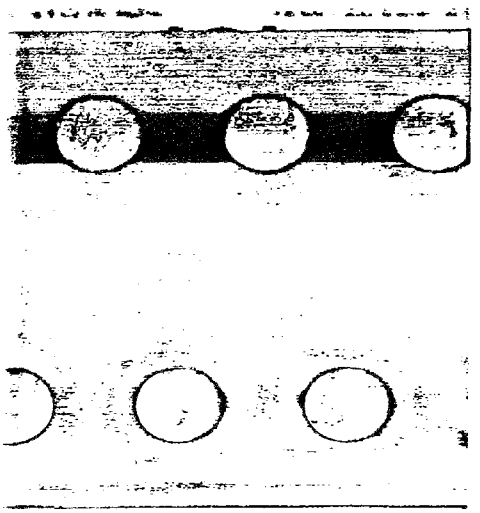
WARRANTY DEED

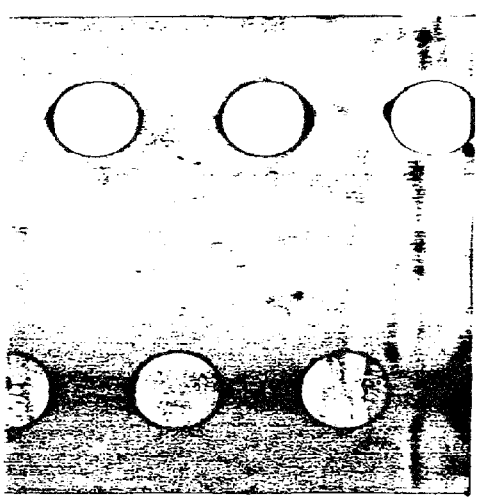
FROM
Phillips Builders, Inc.

TO
Margaret Mauro, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

*Continuation
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; amended in Book 7657, page 583, and Book 7675, page 923.
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.
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.
First Supplemental Declaration of Declarations of Restrictive Covenants in Book 7776, page 826, said Register's Office.
Deed of Conveyance by Randall Phillips Builders, Inc., to serve Town Village of The County, Section 6, as of record in Book 7593, page 515 and Book 7593, page 555, said Register's Office.
Dedication of Common Areas to Somerset Homeowners Association of record in Book 7768, page 455, said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7886 PAGE 215

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 96250.00
				CON TX 317.46
				PRFEE 1.00
				WDEED 6.00
				TOTAL 324.46
				CHECK 324.46
			07/11/89 01	13:35 0001 4132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48363

TENNESSEE REAL ESTATE TRANSFER

JUL 11 1 34 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 227831