5824
99-980200-7

Box 14

BOOK 7896 PAGE 46 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,900.00

Linda Orton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 1989.

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(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
Earl Lee Smith (NAME)	Fidelity Federal Savings & Loan (NAME)	53-5
810 Tamarack South (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11D-76000
Madison, Tennessee 37115 (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 Earl Lee Smith and wife, Nancy Ann Smith

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. 54A, Zone Lot Division Kimbolton, Phase II, of record in Book 6900, page 794, amended in Book 6900, page 891, Register's Office for Davidson County, Tennessee

Said Lot No. 54-A fronts 17.07 feet on the westerly side of Tamarack South and runs back on the northerly lot line 233.00 feet and 185.01 feet on the southerly lot line to a broken line in the rear which measures a total of 147.57 feet thereon.

Being part of the the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey and husband, Harold Casey, Andy T. Ritchie IV, and wife Phyllis Ritchie, Edward C. Ritchie and wife, Ame Ritchie, and Joan Ritchie a Femme Sole as of record in Book 6746, page 672, and part of the same property being conveyed to Randall Phillips Builders,Inc., by deed from Thomas F. Stewart, Trustee of record in Book 7304, page 279, 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 792, 793, & 794, Zone Lot Book 6900, page 891, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the northwesterly and southerly lot line, a 7.5 foot public utility and drainage easement on the easterly lot line and a 2.5 X 30 foot anchor easement on easterly front corner. (See Reverse Side)

This is {unimproved / improved (X)} property, known as 810 Tamarack South, Madison, Tennessee 37115
(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 19th day of July, 19 89

Phillips Builders, Inc.
By: Jackie Shires, V.P.
Jackie Shires, Vice President

STATE OF TENNESSEE
Davidson County

BOOK 7896 PAGE 47

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 19th day of July, 1989.

Commission Expires 3/27/93

Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Earl Lee Smith and wife, Nancy Ann Smith

5 1 7 2 8

IDENTIFICATION REFERENCE

JUL 24 2 10 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

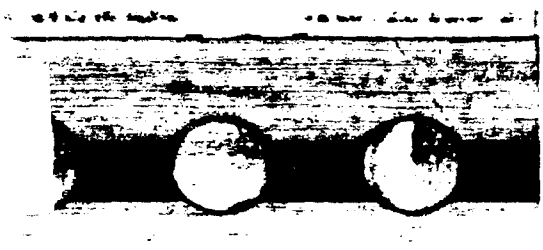
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

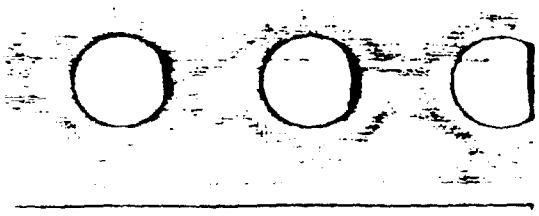
(continuation)
Restrictions contained in instrument of record in Book 6900, page 891, said Register's Office.

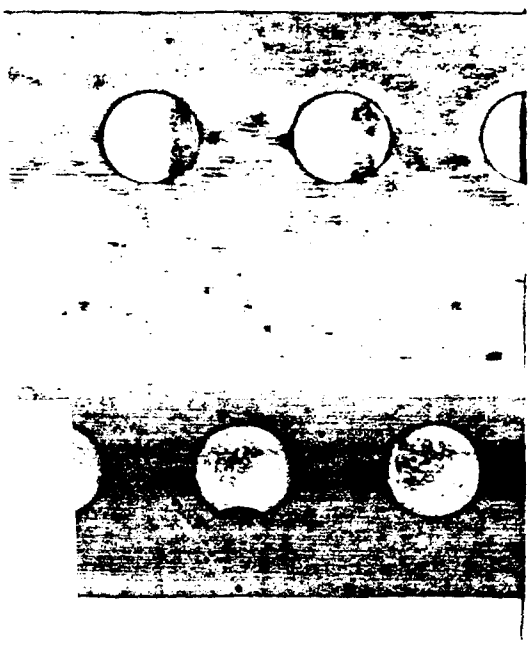
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7464, page 969, amended in Book 7470, page 126, amended in Book 7799, page 50, said Register's Office.

Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

8821 07/24 0101 03CHECK 231.07







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7896 PAGE 48

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	67900.00
CON TX	224.07
PRFEE	1.00
WDEED	6.00
TOTAL	231.07
CHECK	231.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/25/89 01 14:11 0001 8291

5.1728.

IDENTIFICATION REFERENCE

Jul 24 2 10 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231925