31
99-98023338

BOOK 7902 PAGE 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 19 89

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
John D. Lidstone, Sr.	Fidelity Federal Savings & Loan	26-6-88
(NAME)	(NAME)	
110 Oxford Court	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee	370Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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. Lidstone, Sr. and wife, Doris J. Lidstone

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. 267 of Windsor Green, Phase II, Section II, of record in Plat Book 6900, page 549, amended in Book 7649, page 288, Register's Office for Davidson County, Tennessee.

Said Lot No. 267 fronts on a broken line a total of 43.72 feet on the southeasterly side of Oxford Court and runs back 113.50 feet on the southwesterly lot line and 95.02 feet on the northeasterly lot line to a borken line in the rear which measures a total of 121.54 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 617, as corrected in Book 6201, page 391, and Book 6297, page 207, 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 6200, page 549, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Oxford Court, a 10 foot public utility and drainage easement on the rear lot line, a 15 foot public utility and drainage easement on the front lot line.

*SEE REVERSE SIDE FOR CONTINUATION

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

This is { unimproved ( ) improved (X) } property, known as 110 Oxford Court, Goodlettsville, Tennessee 37072
(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 seised 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 my hand this 27th day of July, 19 89

Phillips Builders, Inc.

By: Jackie Shires, Vice Pres

Jackie Shires, Vice-President

STATE OF TENNESSEE
Davidson County

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 27th day of July, 1989

Notary Public

Commission Expires 3/27/93

53557

WARRANTY DEED

FROM Phillips Builders, Inc.

TO John D. Lidstone, Sr. and wife, Doris J. Lidstone

IDENTIFICATION REFERENCE

JUL 31 2 17 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

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 6406, page 929, By Laws in Book 6406, page 942, said Register's Office.

Deed of Dedication Easement from Randall Phillips Builders, Inc. to Madison Suburban Utility District of Davidson County, Tennessee, of record in Book 4377, page 94, as dedicated in Book 6636, page 824, said Register's Office.

03CHECK 349.87

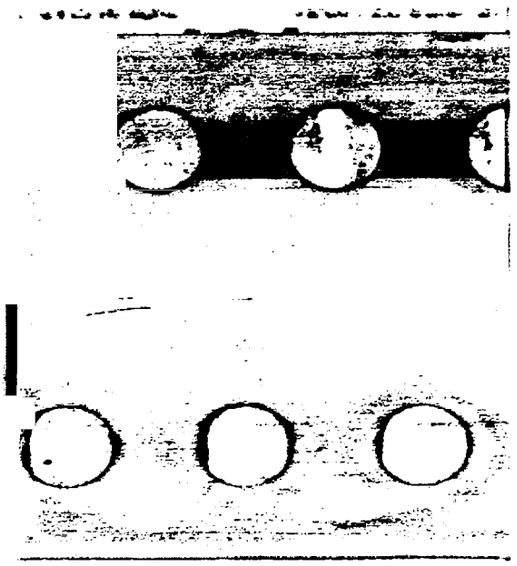
Sanitary Sewers easements conveyed by deed from Randall Phillips Builders, Inc. to the City of Goodlettsville, Tennessee, filed August 17, 1983, of record in Book 6117, page 290, said Register's Office. (Tracts I and II)

Conveyance of Common Area to Windsor Green Homeowners Association of record in Book 7864, page 369, said Register's Office.

Articles of Merger of Randall Phillips Builders, Inc., Hallphil Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing the Corporate name to Phillips Builders, Inc. of record in Book 7298, page 203, said Register's Office, dated June 30, 1987.

OFFICIAL RECEIPT

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



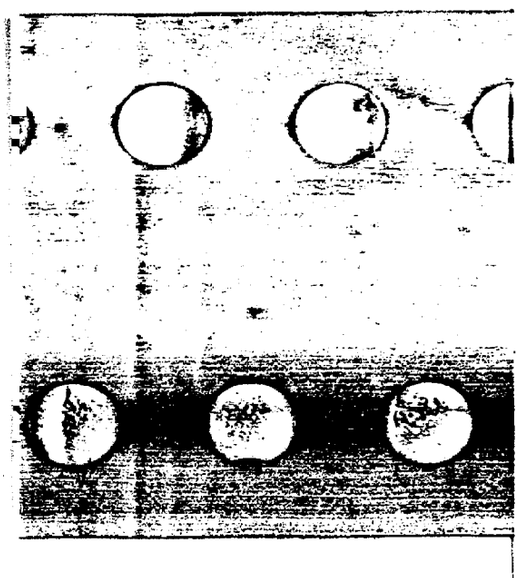
RECEIVED OF _____

FOR _____

BOOK 7902 PAGE 3

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
				103900.00
				CON TX 342.87
				PRFEE 1.00
				WDEED 6.00
				TOTAL 349.87
				CHECK 349.87
07/31/89		01		14:18 0001 0510



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.35557

IDENTIFI REFERENCE

JUL 31 2 17 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234107