Box x 14
G-2548
542660-6

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 19 89

Notary Public

MY COMMISSION EXPIRES: 3-27-92

(AFFIX SEAL)

BOOK 7908 PAGE 566

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
James L. Smith	Fidelity Federal Savings & Loan	85-4-20
(NAME)	(NAME)	
2009 Hickory Hill Lane	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	Nashville, 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, Billy Ray Phillips and wife, Maxine H. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Smith, 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. 49 on the Plan of Stones River Estates, Section 1, of record in Book 2900, page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 158.35 feet on the southwesterly side of Hickory Hill Land and runs back 212.73 feet on the northwesterly lot line and 200.00 feet on the southerly lot line to a line in the rear which measures 112.16 feet thereon.

Being the same property conveyed to Billy Ray Phillips and wife, Maxine H. Phillips by deed from Herbert W. Nortrup and wife, Freda B. Nortrup as of record in Book 5288, page 25, said Register's Office.

This conveyance is made subject to:

Restrictive Covenants contained in an instrument of record in Book 3182, page 429, said Register's Office.

The Plan of record in Book 2900, page 139, said Register's Office, shows an Owner's Certificate, a 65 foot minimum building setback line from Hickory Hill Lane and a 10 foot easement for Public Utility purposes and drainage along the rear line of said lot.

This is unimproved (XX) improved ( ) property, known as 2009 Hickory Hill Lane, Hermitage, Tennessee 37076
(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 their hand s this 4th day of August, 19 89

Billy Ray Phillips

Maxine H. Phillips

STATE OF TENNESSEE
Davidson County

BOOK 7908 PAGE 567

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Billy Ray Phillips and~~ wife, Maxine H. Phillips

the bargainor~~s~~, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, Tennessee, this 4th day of August, 19~~89~~.

Notary Public

Commission Expires 3/27/93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Billy Ray Phillips and wife,
Maxine H. Phillips

TO
James L. Smith, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

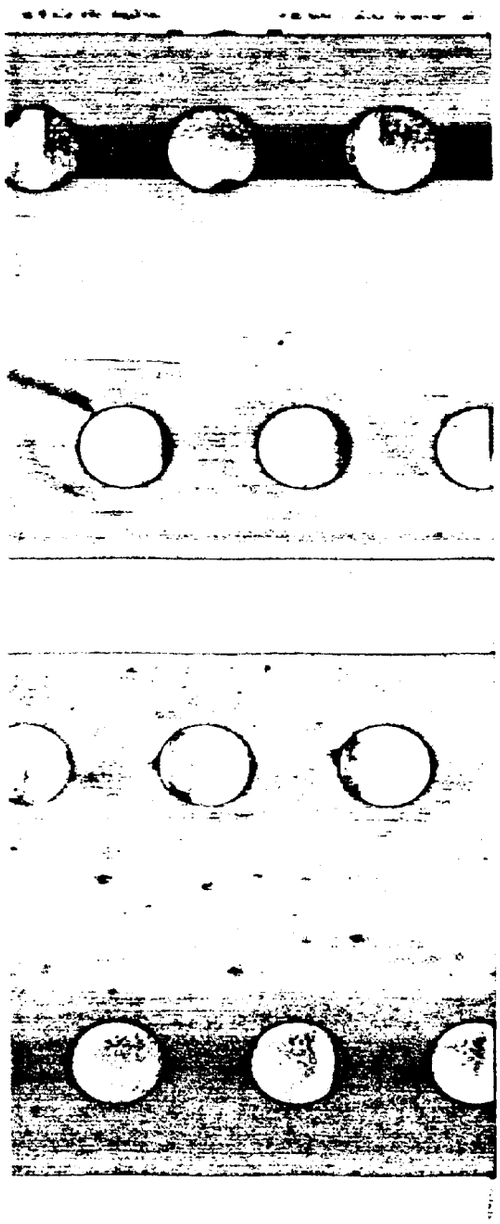
55627

IDENTIF. REFERENCE

AUG 7 10 20 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

3110 08/07 0101 03CHECK 386.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7908 PAGE 568

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 115000.00
				CON TX 379.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 386.50
				CHECK 386.50
08/07/89		01		10:22 0001 3110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55627

IDENTIF. TREFERENCE

AUG 7 10 20 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236427