Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 New Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED 6554 08/17 0101 03CHECK 6-00

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
John S. Childers, Jr. 136 Buckingham Court Goodlettsville, TN 37072	Fidelity Federal Savings & Loan 401 Union Street Nashville, TN 37219	P/O 26-5/GO-825

BOOK 7916 PAGE 894

THIS QUITCLAIM deed, made and entered into on the day and date last written, by and between DENISE K. CHILDERS, hereinafter referred to as the "GRANTOR"; and JOHN S. CHILDERS, JR., hereinafter referred to as the "GRANTEE";

FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN. AUG 17 9 11 AM '88

IDENTIF. REFERENCE 58539

W I T N E S S E T H :

That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, DENISE K. CHILDERS, in full accordance with T.C.A. 66-1-110, have this day sold and do hereby transfer and convey all of my right, title and interest in the property below described to JOHN S. CHILDERS, JR., with the full intent and purpose to vest the said JOHN S. CHILDERS, JR. with title thereto in fee simple, and by this conveyance the said JOHN S. CHILDERS, JR., his heirs or assigns, is hereby vested with title in fee simple to said real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 260 of Windsor Green, Phase II, Section II, as of record in Plat Book 6900, page 549, Register's Office for said County.

Said Lot No. 260 fronts 61.00 feet on the northwest margin of Buckingham Court and runs back 94.24 feet on the southerly line and 92.88 feet on the northerly line to a line in the rear which measures 61.01 feet thereon.

Being the same property conveyed to John S. Childers, Jr. and wife, Denise K. Childers, by deed from Phillips Builders, Inc. of record in Book 7617, page 175, said Register's Office.

This conveyance is made subject to the following:

(1) 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 and a 15 foot public utility

easement from Buckingham Court and a 10 foot public utility and drainage easement on the rear line.

(2) Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, said Register's Office.

(3) By-Laws of record in Book 6406, page 942, said Register's Office.

(4) Deed of Easement Dedication to Madison Suburban Utility District for installation and maintenance of water lines in Book 4377,page 94, and Book 6636, page 824, said Register's Office.

(5) Sanitary Sewer Easement to City of Goodlettsville in Book 6117, page 290, said Register's Office.

(6) 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.

Said property is conveyed subject to such other limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 22 day of May, 1989.

Denise K. Childers
DENISE K. CHILDERS, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENISE K. CHILDERS, the Grantor, with whom I am personally acquainted and who acknowledged that she executed the foregoing for the purposes therein contained.

WITNESS my hand and official seal, this the 22 day of May, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

John Sherman Childers Jr
AFFIANT

Sworn to and subscribed before me, this the 22 day of May, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89