B414
5898
99-980289-3

BOOK 7922 PAGE 308

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,900.00

William E Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 89

Notary Public

MY COMMISSION EXPIRES: 3/2-/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
William E. Clark (NAME)	Fidelity Federal Savings & Loan (NAME)	150-8-138
3632 Huntingboro Trail (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
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 GRANTERS, 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 William E. Clark and wife, Marian Beth Pegg Clark

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. 444 on the Plan of Somerset, Phase I, as of record in Book 6900, pages 690 and 691, Register's Office for said County.

Said Lot No. 444, fronts 65.00 feet on the southwesterly side of Huntingboro Trail and runs back 130.00 feet on the southeasterly lot line and 130.00 feet on the northwesterly lot line to a line in the rear which measures 65.00 feet thereon.

Being the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. 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:
If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.
*SEE REVERSE SIDE FOR CONTINUATION

unimproved (XX) / This is improved ( ) property, known as 3632 Huntingboro Trail, 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 21st day of August, 19 89

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

STATE OF TENNESSEE
Davidson County

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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 21st day of August, 19 89.

Elaine Pruden Notary Public

Commission Expires 3/27/93

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
William E. Clark and wife, Marian Peggy Clark

60549

IDENTIFICATION REFERENCE

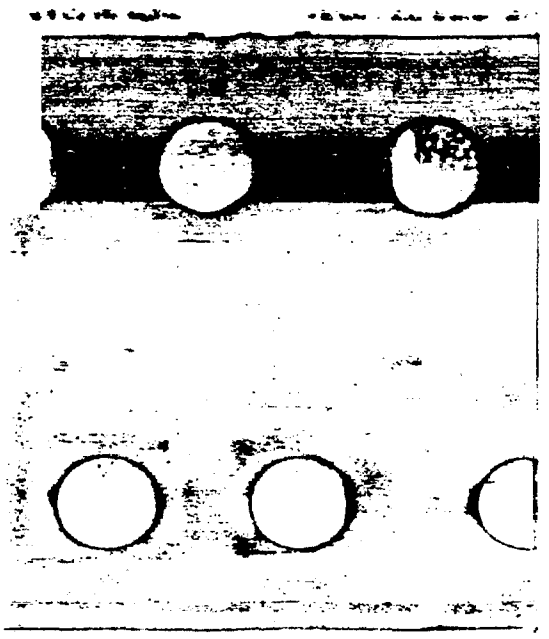
AUG 24 2 40 PM '89

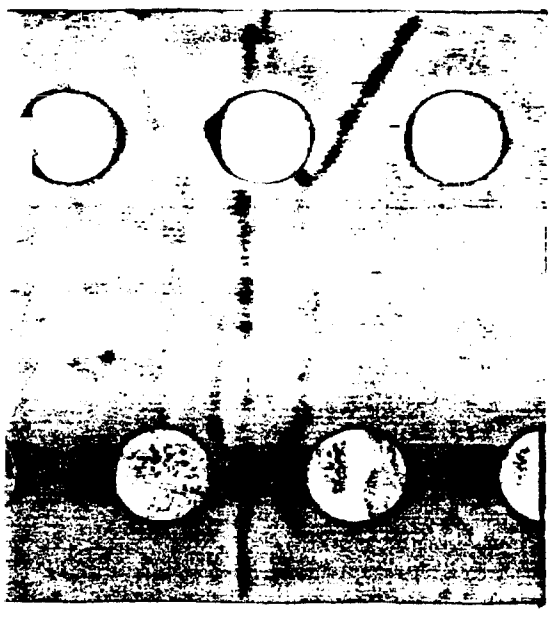
DAVIDSON COUNTY, TN

E '87 08/24 0101 03 CHECK 359.77

Attorneys' Title Company
Titles Guaranteed
NASHVILLE, TENN.

*CONTINUATION
The Plan of record in Book 6900, pages 690 and 691, said Register's Office shows an Owner's Certificate, a 7.5 public and utility drainage easement from the easterly lot line, a 10 foot public utility and drainage easement on the rear lot line, and a 5 x 25 foot anchor easement on the northwesterly front corner.
Restrictions contained in an instrument of record in Book 7402, page 980, corrected in Book 7404, page 295, said Register's Office.
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7619, page 647, amended in Book 7657, page 583, Book 7675, page 923, and Book 7776, page 826, By-Laws in Book 7619, page 679, said Register's Office.
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.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
106900.00

CON TX	352.77
PRFEE	1.00
WDEED	6.00
TOTAL	359.77
CHECK	359.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/24/89 01 14:42 0001 8987

60549

IDENTIFICATION REFERENCE

AUG 24 2 40 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 242216