B614
5906
99-980325-9

BOOK 7929 PAGE 722

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,900.00

Perry D. Throckmorton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 89.

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(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
Perry D. Throckmorton (NAME)	Fidelity Federal Savings & Loan (NAME)	150-7-411
3412 Country Way Road (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 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 Perry D. Throckmorton and wife, Nancy M. Throckmorton

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. 527, Town Village of the Country, Section 4 B, of record in Book 6250, page 496, Register's Office for Davidson County, Tennessee.

Said Lot No. 527, fronts 65.00 feet on the northerly side of Country Way Road and runs back 125.00 feet on the southeasterly lot line and 125.00 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 Corporation and Randall Phillips Builders, Inc., by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell as of record in Book 4687, page 44, said Register's Office. Philhall Corporation having since quitclaimed the said property to Randall Phillips Builders, Inc., of record in Book 5508, page 923, dated September 21, 1979, re-recorded in Book 7411, page 171, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 6250, page 496, said Register's Office, shows an Owner's Certificate, a 35 foot building envelope from Country Way Road and a 20 foot building envelope from the rear, a 8 foot building envelope from the westerly and easterly lot line, a 5 x 25 foot anchor easement on the southwesterly corner, and a 10 foot utility and drainage easement on the rear .

Restrictions contained in instrument of record in Book 6582, page 568, said Register's Office.
*See Reverse side for Continuation of Exceptions

unimproved (X)
This is improved ( ) property, known as 3412 Country Way Road, 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 30th day of August, 19 89

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

STATE OF TENNESSEE
Davidson County

BOOK 7929 PAGE 723

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 30th day of August, 19 89.

Commission Expires 3/27/93

_____ Notary Public

PM '89
REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM 6 3 1

Phillips Builders, Inc.

~~IDENTIFICATION~~

TO

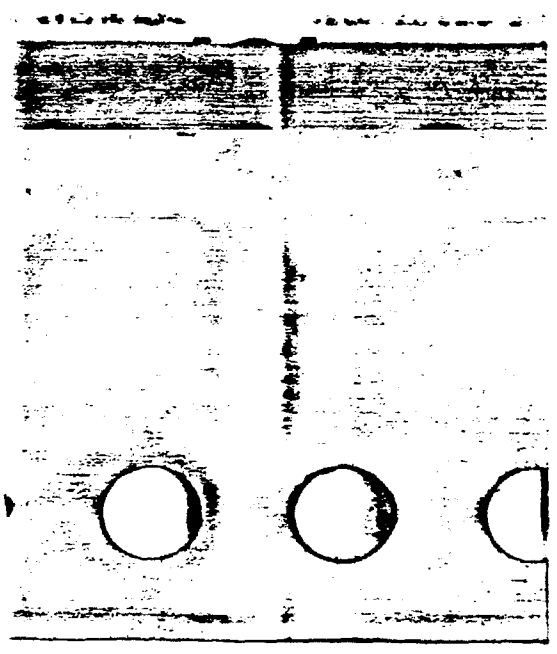
Perry D. Throckmorton and wife, ~~Jr.~~
Nancy M. Throckmorton

WILLIAM E. WILKINSON
DAVIDSON COUNTY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

*Continuation
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.

1358 09/01 0101 03CHECK 339.97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7929 PAGE 724

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

100900.00

CON TX	332.97
PRFEE	1.00
WDEED	6.00
TOTAL	339.97
CHECK	339.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/89 01 15:30 0001 1158

6311.

IDENTIFI REFERENCE

SEP 1 3 30 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245190