5872
99-980326-7

Box 14

BOOK 7929 PAGE 745

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/25/92

(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
Jeffrey L. Baxter (NAME)	Fidelity Federal Savings & Loan (NAME)	26-5
407 Newberry Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	GO-08251
Goodlettsville, Tennessee 370[illegible] (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 Jeffrey L. Baxter and wife, Tammy L. Baxter

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. 326 Windsor Green Phase II, Section III of record in Plat Book 6900, page 845, Register's Office for Davidson County, Tennessee.

Said Lot No. 326 fronts 35.00 feet on the northerly side of Newberry Court and runs back 136.79 feet on the southeasterly lot line, 117.19 feet on the west lot line, 146.31 feet on the northerly lot line and 75.07 feet on the easterly lot line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary, as of record in Book 6100, page 615 & 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 Plan of record in Book 6900, page 845, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Newberry Court, a 15 foot public utility easement on the front lot line, a nd a 10 foot public utility and drainage easement on the northerly and easterly lot line. Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, as amended in Book 6406, page 962, said Register's Office. (See Reverse Side)

This is unimproved (XX) improved ( ) property, known as 407 Newberry 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 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 746

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 8/3/92 Notary Public

WARRANTY DEED

FROM 6311.7

Phillips Builders, Inc.

TO

Jeffrey L. Baxter and wife, Tammy L. Baxter

IDENTIFICATION REFERENCE

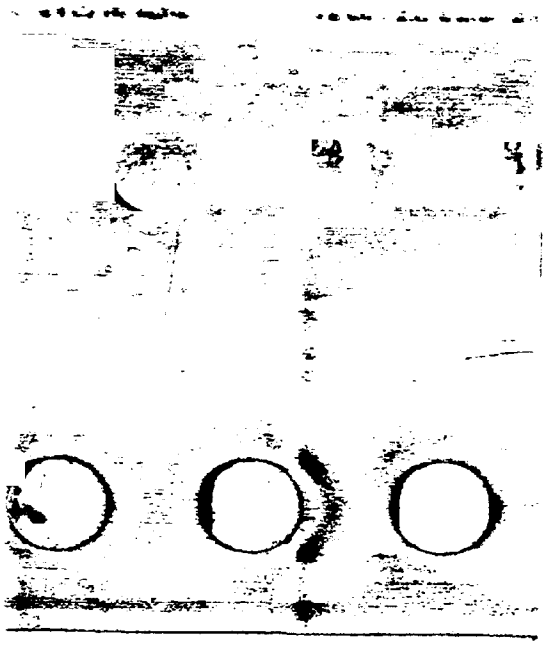
SEP 1 3 33 PM '89

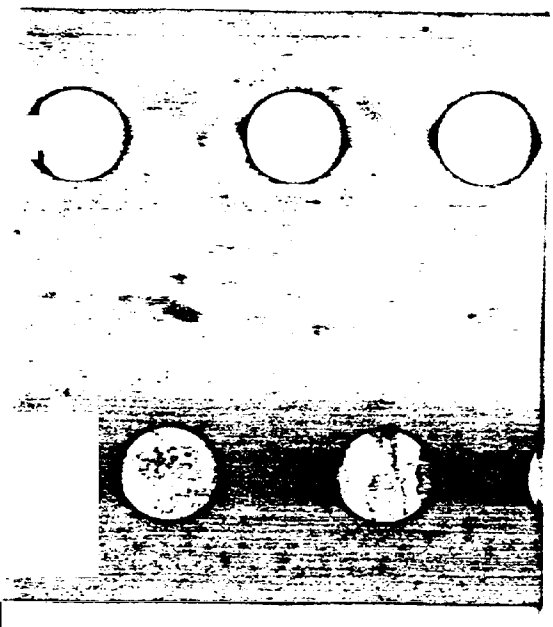
DAVIDSON COUNTY, TN

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

(Continuation)
By-Laws of record 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.
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.
Deed of Dedication to Madison Suburban Utility District of record in Book 7410, page 996, said Register's Office, dated November 20, 1987.
Dedication of Common Areas to Windsor Green Homeowners Association of record in Book 7864, page 369, said Register's Office, dated May 31, 1989.

RECEIPT 0291 01/01 03:CHECK 378.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7929 PAGE 747

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

631.72

IDENTIFICATION REFERENCE

SEP 1 3 33 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

			CAMT	
				112500.00
			CON TX	371.25
			PRFEE	1.00
			WDEED	6.00
			TOTAL	378.25
			CHECK	378.25
09/01/89		01	15:34 0001	1164

No. 245196