5949
99-980368-5

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Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,875.00

David F. Link
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/27/93
(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
David F. Link (NAME)	Fidelity Federal Savings & Loan (NAME)	53-9-72
905 Tamarack North (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Madison, Tennessee 37115 (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 David F. Link and wife, Tammy R. Link

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 59-A Zone Lot Division, Lots 58 thru 62, Kimbolton S/D Phase II, of record in Book 6900, page 792, 793 & 794, amended in Book 6900, page 899, Register's Office for Davidson County, Tennessee.

Said Lot No. 59-A fronts 19.48 feet on the westerly side of Tamarack North and runs back 137.56 feet on the northerly lot line and 153.84 feet on the southerly lot line to a line in the rear which measures 94.39 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey, and husband Gerald Casey, Andy T. Ritchie and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Ame Ritchie and Joan Ritchie, a femme sole as of record in Book 6746, page 672, said Register's Office. Also being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Thomas F. Stewart, Trustee of record in Book 7304, page 279, said Register's Office.r 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.

This conveyance is made subject to:
The Plan of record in Book 6900, page 792, 794 & 794, amended in Book 6900, page 899, said Register's Office, shows an Owner's Certificate, and a 10 foot public utility and drainage easement on the rear lot line. (See Reverse Side)

unimproved (XX)
This is improved ( ) property, known as 905 Tamarack North, Madison, Tennessee 37115
(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 warrent 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 19th day of September, 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 19th day of September, 19 89.

_____ Notary Public

Commission Expires 3/27/93

WARRANTY DEED

Phillips Builders, Inc. — FROM

David F. Link and wife, Tammy R. Link — TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(continuation)
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7464, page 969, amended in Book 7470, page 126, and further amended in Book 7799, page 50, said Register's Office.

6.8.0.7.3.

IDENTIFICATION REFERENCE

SEP 21 10 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6965 09/21 0101 03CHECK 231.07

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 67875.00
CON TX 224.07
PRFEE 1.00
MDEED 6.00
TOTAL 231.07
CHECK 231.07

09/21/89 01 10:41 0001 6965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8. 0. 7. 3.

IDENTIFI REFERENCE

SEP 21 10 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250935