5934
99-980412-1

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Box 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS, THE 29th DAY OF September, 1989.

Notary Public

MY COMMISSION EXPIRES: 3/20/90

(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
Anthony W. Rodefer (NAME)	Fidelity Federal Savings & Loan (NAME)	86-8104 4D-92582
1917 Welsenboro Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Hermitage, Tennessee 37076 (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 Anthony W. Rodefer and wife, Lori F. Rodefer

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 Unit No. 352, Phase I Camden Woods of record in Plat Book 6900, page 697 & 698, Register's Office for Davidson County, Tennessee.

Said Lot No. 352 fronts a total of 61.92 feet on the westerly lot line and runs back 120.32 feet on the southerly lot line and 129.22 feet on the northerly lot line to a broken line in the rear which measures a total of 91.78 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of Nashville as of record in Book 5584, page 274, 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.

This conveyance is made subject to the following:
The Plan of record in Book 6900, page 697 & 698, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the rear lot line, and a 2.5 x 25 foot anchor easement on the southeasterly and southwesterly lot line, and a water line easement across the front lot line.
*SEE REVERSE SIDE FOR CONTINUATION

This is unimproved ( ) improved (XX) property, known as 1917 Welsenboro Circle, Hermitage, Tennessee 37076
(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 29th day of September, 19 89

Phillips Builders, Inc.
By: Jackie Shires, VP
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 29th day of September, 19 89.

Notary Public

Commission Expires 3/27/93

WARRANTY DEED

FROM 7085 b.

Phillips Builders, Inc.

TO

Anthony W. Rodefer and wife, Lori F. Rodefer

IDENTIFICATION REFERENCE

OCT 2 3 30 PM '89

DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2012 10/02 0101 03CHECK 297.07

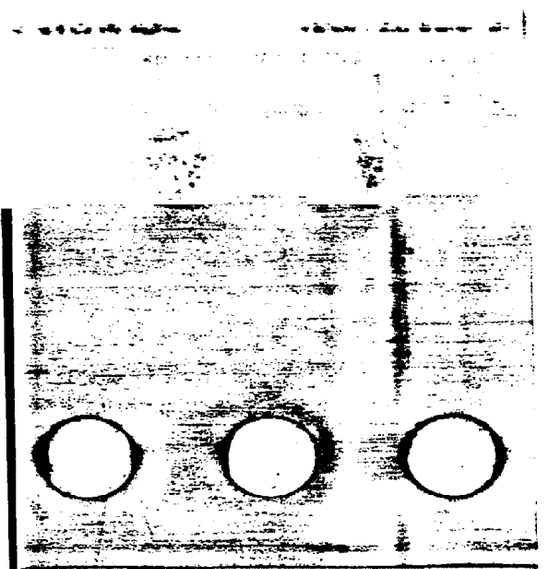
*Continuation
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7620, page 561, amended in Book 7657, page 580, further amended in Book 7675, page 926, By-Laws in Book 7620, page 583, said Register's Office.

Agreement for Dedication of easement for Sanitary Sewer and/or storm drainage of record in Book 7640, page 534, said Register's Office.

Dedication of Common Areas to Camden Woods Homeowners Association, Inc. of record in Book 7783, page 585, 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 87900.00
				CON TX 290.07
				PRFEE 1.00
				WDEED 6.00
				TOTAL 297.07
				CHECK 297.07
10/02/89	01			15:39 0001 2012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0856

IDENTIFICATION REFERENCE

OCT 2 3 38 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 254230