[redacted]

BOOK 7963 PAGE 942 File Box 14

5978
430965-1
Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 1989

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
Charles T. Bond (NAME)	Fidelity Federal Savings & Loan (NAME)	53-13-96
613 Brentmeadow Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11D-94315
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 Charles T. Bond, unmarried

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 29-A, Zone Lot Division of Lot 29, Kimbolton Subdivision, Phase I, of record in Plat Book 6900, pages 276, 277 & 278, Zone Lot in Book 6900, page 962, amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee.

Said Lot No. 29-A, fronts a total of 61.91 feet on the southeasterly side of Brentmeadow Circle, and runs back 200.42 feet on the northeasterly lot line and a total of 198.76 feet on the southwesterly lot line to a line in the rear which measures 20.00 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, IV, and wife, Phyllis Ritchie, Edward Ritchie and wife, Ame Ritchie, and Joan Ritchie, a Femme Sole, of record in Book 6746, page 672, Register's Office for Davidson County, Tennessee, and 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. 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, pages 276, 277 & 278, amended in Book 7577, page 553, Book 6900, page 962, said Register's Office, shows an Owner's
*SEE REVERSE SIDE FOR CONTINUATION

This is unimproved ( ) improved (X) property, known as 613 Brentmeadow Circle, 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 seised 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 16th day of October, 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 16th day of October, 19 89.

Commission Expires 7/24/93 John T. Cook Notary Public

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Charles T. Bond, unmarried

IDENTIF. PREFERENCE # 75 24

FELIX Z. LIEBERMAN REGISTER OF DAVIDSON COUNTY

Oct 19 2 03 PM

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7201 10/19 010 03CHECK 204.67

*CONTINUATION OF EXCEPTIONS

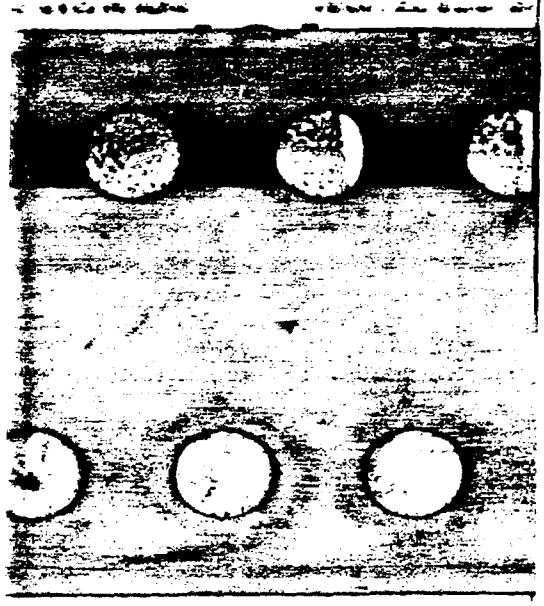
Certificate, a 10 foot public utility & drainage easement from the rear lot line, a 7.5 foot public utility and drainage easement on the northeasterly lot line changing to an unspecified width on the rear corner.

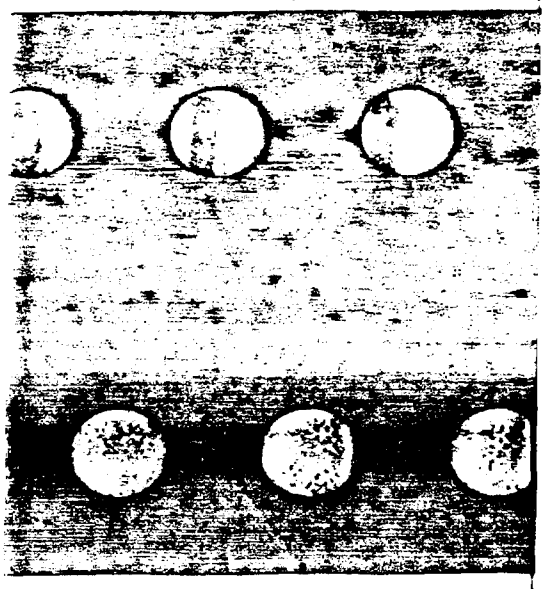
Restrictions contained in instrument of record in Book 7265, page 655, and Plat Book 6900, page 962, said Register's Office.

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 Book 7799, page 50, said Register's Office.

Deed of Dedication to Madison Suburban Utility District of record in Book 7653, page 284, 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 59900.00
				CON TX 197.67
				PRFEE 1.00
				WDEED 6.00
				TOTAL 204.67

CHECK 204.67
10/19/89 01 14:46 0001 7201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75241

IDENTIF. REFERENCE

OCT 19 2 43 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 259343