Book 14
5984

BOOK 7971 PAGE 97 Book

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 19 89

Notary Public

MY COMMISSION EXPIRES:

(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
Joe G. Biggerstaff, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	Part of 26-5
207 Ashtead Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (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 Joe G. Biggerstaff, Jr. and wife, Betty S. Biggerstaff

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

Said Lot No. 344 fronts a total of 57.44 feet on the southerly side of Ashtead Court and fronts a total of 117.16 feet on the westerly side of Lidgate Terrace and is adjoined by a curve measuring 47.53 feet and runs back 88.39 feet on the westerly lot line and 80.00 feet on the southerly lot line to a point thereon.

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, Book 6100, page 617, corrected in Book 6201, page 391 and in Book 6297, page 207, 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 845, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Ashtead Court, a 20 foot minimum building setback line from Lidgate Terrace, a 10 foot utility and drainage easement on the southerly lot line, and a 40 foot utility and drainage easement on the northerly and easterly lot line.
*SEE REVERSE SIDE FOR CONTINUATION

This is unimproved (XX) improved ( ) property, known as 207 Ashtead Court (House Number) (Street), Goodlettsville (P. O. Address) Tennessee (City or Town) 37072 (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 25th day of October, 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___.

Commission Expires _____ _____ Notary Public

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 25th day of October, 1989.

Commission Expires 3/27/93 _____ Notary Public

WARRANTY DEED

FROM 7770

Phillips Builders, Inc.

TO

Joe G. Biggerstaff, Jr. and wife, Betty S. Biggerstaff

IDENTIF. REFERENCE

OCT 30 3 08 PM '89

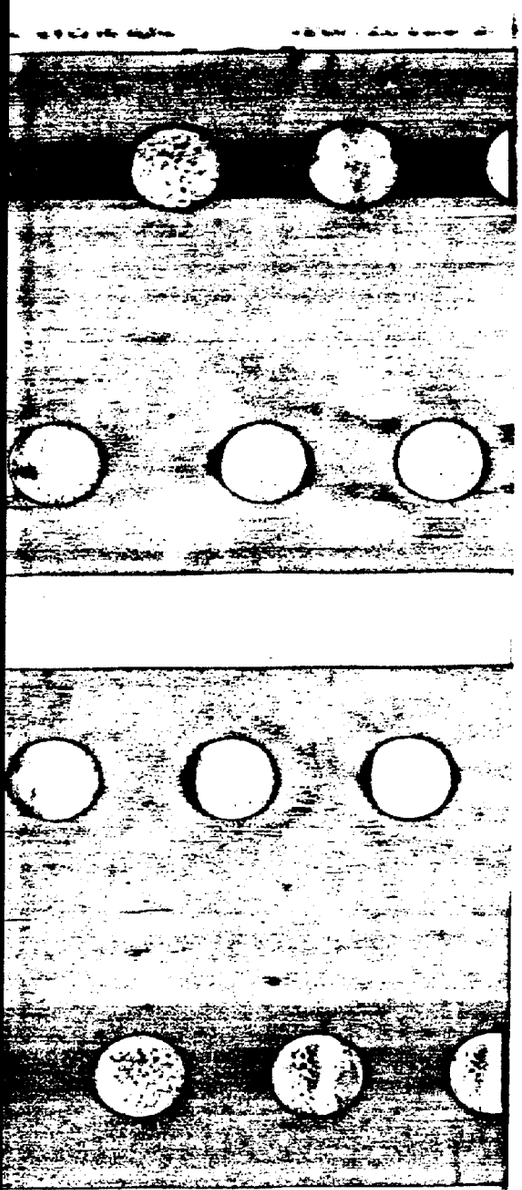
FELIX Z. ELLIS, REGISTER
DAVIDSON COUNTY, TN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

0127 10/30 0103 03CHECK 335.35

*CONTINUATION

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, By-Laws of record in Book 6406, page 942, said Register's Office.
Sanitary Sewer easement to the City of Goodlettsville of record in Book 6117, page 290, said Register's Office.
Deed of Easement dedicated to Madison Suburban Utility District for installation and maintenance of water lines of record in Book 4377, page 94, and Book 6636, page 824, said Register's Office.
Deed of Dedication to Madison Surburban Utility District of record in Book 7410, page 996, dated November 20, 1987.
Dedication of Common Areas to Windsor Green Homeowners Association of record in Book 7864, page 369, dated May 31, 1989, said Register's office.



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 99500.00
CON TX 328.35
PRFEE 1.00
WDEED 6.00
TOTAL 335.35
CHECK 335.35

10/30/89 01 15:08 0001 0127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7704

IDENTIF. REFERENCE

OCT 30 3 08 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 262225