6026
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Book 14

BOOK 7994 PAGE 328

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,900.00

Larry F. DeBolt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 89

Notary Public

MY COMMISSION EXPIRES: Nov 10, 1990

(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
Larry F. DeBolt (NAME)	Fidelity Federal Savings & Loan (NAME)	150-3-349
3500 Shakertown Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Antioch, Tennessee 37013 (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 Larry F. DeBolt and wife, Karen S. DeBolt

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. 459, Section Nine The Country, of record in Book 6900, page 285 & 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 459 fronts 85.56 feet on the northerly side of Shakertown Road and fronts on a broken line a total of 92.85 feet on the easterly side of Ravenna Court North; said frontages being joined by a curve which measures 39.27 feet; and runs back on the easterly lot line 90.10 feet and 117.10 feet on the northerly lot line to a point of intersection.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation and Philhall Corporation, a Tennessee Corporation by deed from Phillips Builders, a Tennessee partnership composed of Randall L. Phillips Harry Edward Phillips and Randall Phillips as of record in Book 7195, page 100, instrument of correction of record in Book 7225, page 222, 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 Plan of record in Book 6900, page 285, said Register's Office, shows an Owner's Certificate, a 7.5 foot public utility and drainage easement on the northerly lot line, a 2.5 X 25 foot anchor easement on the southeasterly front corner and the minimum building setback line to be determined by Metro.

Restrictions contained in instrument of record in Book 7402, page 977, corrected in Book 7404, page 292, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 3500 Shakertown Road, Antioch, Tennessee 37013
(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 22nd day of November, 19 89

Phillips Builders, Inc.
By: [signature]
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~~ C. WAYNE MEADOWS

_____

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 22nd day of November, 19 89.

Commission Expires Mar. 10, 1991 _____ Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Larry F. DeBolt and wife, Karen S. DeBolt

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

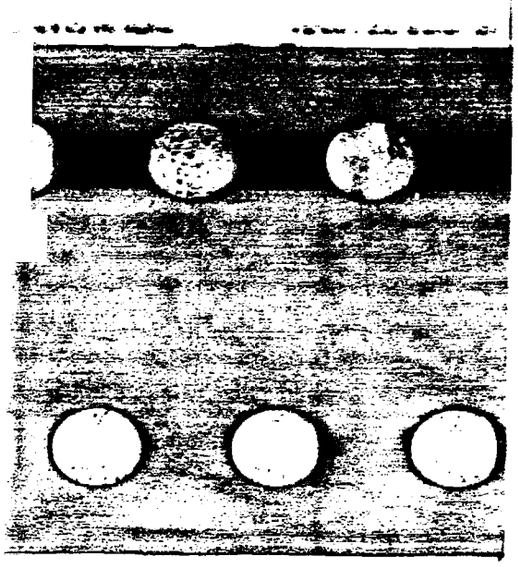
85 4 8 8

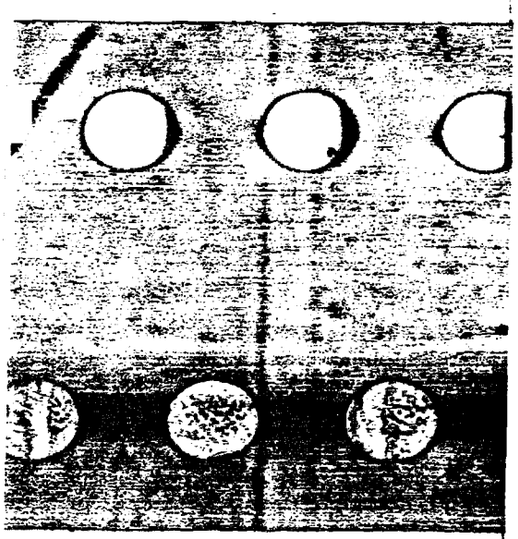
IDENTIF. REFERENCE

Nov 29 3 41 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8500 11/29 0101 03CHECK 376.27





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 111900.00
CON TX 369.27
PRFEE 1.00
MDEED 6.00
TOTAL 376.27
CHECK 376.27

11/29/89 01 15:40 0001 8500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85488

IDENTIF. TREFERENCE

Nov 29 3 41 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271281