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6032
99-980526-9
Ba14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 19 89

Notary Public

MY COMMISSION EXPIRES: 2-4-25-87

(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
Philip T. Keaggy (NAME)	Fidelity Federal Savings & Loan (NAME)	41-15D-104
8028 Claytie Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37221 (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 Philip T. Keaggy and wife, Bernadette M. Keaggy

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. 104 on the Plan of Sheffield on the Harpeth, Phase II, as of record in Book 6900, pages 410 and 411, Register's Office for said County.

Said Lot No. 104, fronts a total of 75.10 feet on the easterly side of Claytie Circle and runs back 130.00 feet on the northwesterly lot line and 138.33 feet on the southeasterly lot line to a broken line in the rear which measures a total of 100.44 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, now known as Phillips Builders, Inc. by deed from Phillips Builders, a Tennessee general partnership composed of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record in Book 7195, page 96, said Register's Office. Phillips Builders, Inc. is successor and interest by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 6900, pages 410 and 411, said Register's Office, shows and Owner's Certificate, a 10 foot public utility and drainage easement on the rear lot line, a 10 foot water line easement along the front lot line, 100 foot flood line along the rear of said lot.
Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6925, page 900 and Book 7145, page 954, said Register's Office.
*SEE REVERSE SIDE FOR CONTINUATION

This is unimproved (X) improved ( ) property, known as 8028 Claytie Circle, Nashville, Tennessee 37221
(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 28th day of November, 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 28th day of ~~November~~, 19 89.

Rhonda J. Whitehead Notary Public

Commission Expires 9-25-93

WARRANTY DEED 8 9 8

FROM
Phillips Builders, Inc.
~~IDENTIF. PREFERENC~~

TO Nov 30 3 21 PM '89
Philip T. Keaggy and wife,
Bernadette M. Keaggy
DAVIDSON COUNTY TN.

8979 11/30 0101 CHECK 663.37

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CONTINUATION

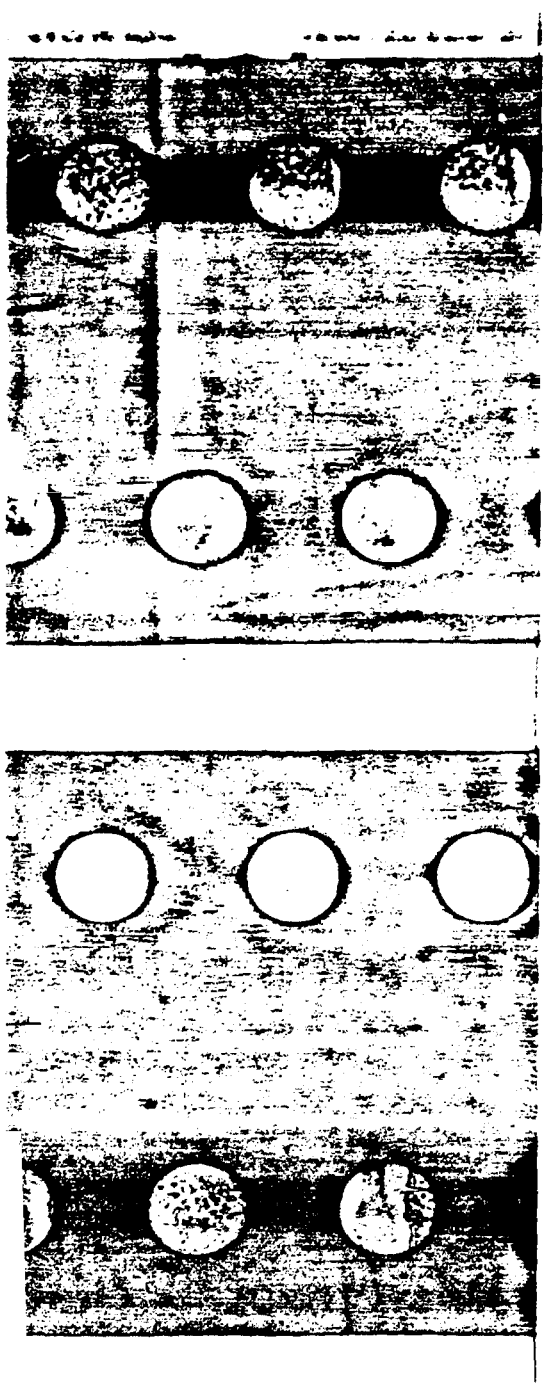
By-Laws of Sheffield on the Harpeth Homeowners' Association of record in Book 7145, page 964, said Register's Office.

Easement for 15 foot permanent water line and temporary construction easement on each side of 15 foot permanent easement granted to Harpeth Valley Utilities District of record in Book 5738, page 829, said Register's Office. (which may or may not affect subject premises.)

Easement for electric power transmission line, granted to United States of America of record in Book 4136, page 525, said Register's Office. (which may or may not affect subject premises.)

TVA easement and right of way 250 feet wide as of record in Book 4279, page 731, said Register's Office. (which may or may not affect subject premises.)

Articles of Merger of Randall Phillips Builders, Inc., Halphill 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 198900.00
CON TX 656.37
PRFEE 1.00
WDEED 6.00
TOTAL 663.37
CHECK 663.37
11/30/89 01 15:19 0001 8979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85898

IDENTIF. REFERENCE

Nov 30 3 21 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271755