6053
Box 14
551444.0

BOOK 8007 PAGE 969 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 89

Notary Public

MY COMMISSION EXPIRES: Nov 20 1991

(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
Mervyn J. Aylesbury (NAME)	Fidelity Federal Savings & Loan (NAME)	26-2-10
405 Newberry Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Goodlettsville, Tennessee 370[illegible] (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 Mervyn J. Aylesbury and wife, Janice J. Aylesbury

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

Said Lot NO. 327 fronts 35.00 feet on the northwesterly side of Newberry Court and runs back 117.19 feet on the easterly lot line and 167.08 feet on the southwesterly lot line to a line in the rear which measures 149.33 feet 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, as corrected in Book 6297, page 203, said Register's Office; and 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 617, as corrected in Book 6201, page 391, and Book 6297, page 207, said Register's Office. Phillips Builders, Inc. is successor and interest to Randall Phillips Builders, Inc. 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 6250, page 31, said Register's Office, shows an Owner's Certificate, a 15 feet public utility and drainage easement on the southerly lot line and a 20 foot minimum building setback line from Newberry Court and a 10 foot utility and drainage easement on the rear lot line.
*SEE REVERSE SIDE FOR CONTINUATION

This is improved (X) unimproved ( ) property, known as 405 Newberry Court, Goodlettsville, Tennessee 37072
(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 15th day of December, 19 89

Phillips Builders, Inc.
By: Jackie Shires, V.P.
Jackie Shires, Vice President

BOOK 8007 PAGE 970

STATE OF TENNESSEE
Davidson County

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 ~~15th~~ day of ~~December~~, 19~~89~~.

Notary Public

Commission Expires 7/24/93

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Mervyn J. Aylesbury and wife, Janice J. Aylesbury

90367

6074 12/19 0101 CHECK 376.27

IDENTIFICATION REFERENCE

DEC 19 3 20 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

CONTINUATION

Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, as amended in Book 6406, page 962, said Register's Office.

By-Laws of record in Book 6406, page 942, said Register's Office.

Deed of Dedication Easement from Randall Phillips Builders, Inc. to Madison Suburban Utility District of Davidson County, Tennessee, of record in Book 4377, page 94, as dedicated in Book 6636, page 824, said Register's Office.

Sanitary Sewers easements conveyed by deed from Randall Phillips Builders, Inc. to the City of Goodlettsville, Tennessee, filed August 17, 1983, of record in Book 6117, page 290, said Register's Office. (Tracts I and II)

Driveway Easement of record in Book 6705, page 704, said Register's Office, dated November 8, 1985.

Articles of Merger of Randall Phillips Builders, Inc., Hallphil Corp., Phillips Construction Company and Edrand, Inc. into Philhall Corp. with amendment changing the 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 _____

BOOK 8007 PAGE 971

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
MISC 6.00
TOTAL 376.27
CHECK 376.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/89 01 15:21 0001 6074

9 0 3 6 7

IDENTIFICATION REFERENCE

DEC 19 3 20 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277223