6180
99-980691-0

Ubot 14 BOOK 8054 PAGE 231 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,102.00

Sheldon R. Schehr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 90

Rhonda Patterson
Notary Public

MY COMMISSION EXPIRES: 8-25-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Denney, Lackey & Chernau, 424 Church Street, 13th Floor, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheldon R. Schehr (NAME)	Fidelity Federal Savings & Loan (NAME)	26-6-108
110 Swanton 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 Sheldon R. Schehr and wife, Sheri R. Schehr

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. 289 of Windsor Green Phase II, Section II, of record in Plat Book 6900, page 549, amended in Book 7649, page 288, Register's Office for Davidson County, Tennessee.

Said Lot NO. 289 fronts 39.45 feet on the southeasterly side of Swanton Court and runs back on the westerly lot line 115.32 feet, and on the southerly lot line a broken line which measures a total of 179.01 feet, 124.68 feet on the northerly lot line and 130.00 feet on the easterly lot line to a point of intersection.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee as of record in Book 6100, page 617, said Register's Office. 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 Plan of record in Book 6200, page 549, amended in Book 7649, page 28, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Swanson Court, a 15 foot public utility easement on the front northerly lot line, a 10 foot utility and drainage easement on the northerly, northeasterly, southerly and southwesterly lot line, containing an 8 inch sewer line on the northeasterly and southerly lot lines and a minimum building setback line on the southeasterly lot line. (See Reverse Side)

This is unimproved (XX) improved ( ) property, known as 110 Swanton 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 23rd day of February, 19 90

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

BOOK 8054 PAGE 232

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 ~~23rd~~ day of ~~February~~, 19~~90~~.

_____ Notary Public

Commission Expires 9-25-93

297.73

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Sheldon R. Schehr and wife, Sheri R. Schehr

07046

IDENTIF. REFERENCE

FEB 28 2 50 PM '90

DAVIDSON COUNTY TN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

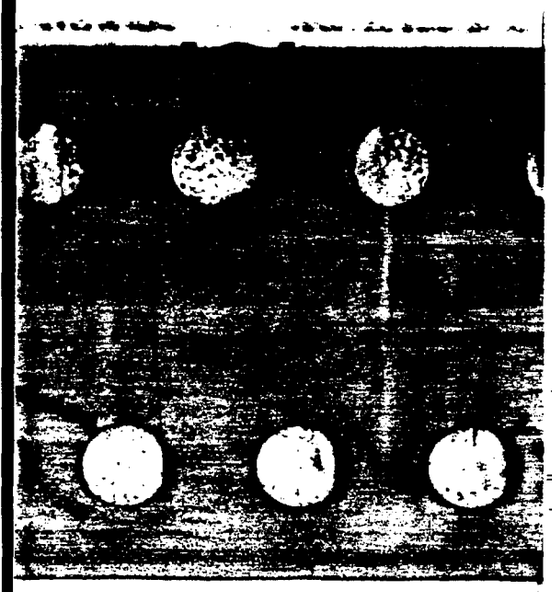
(continuation)

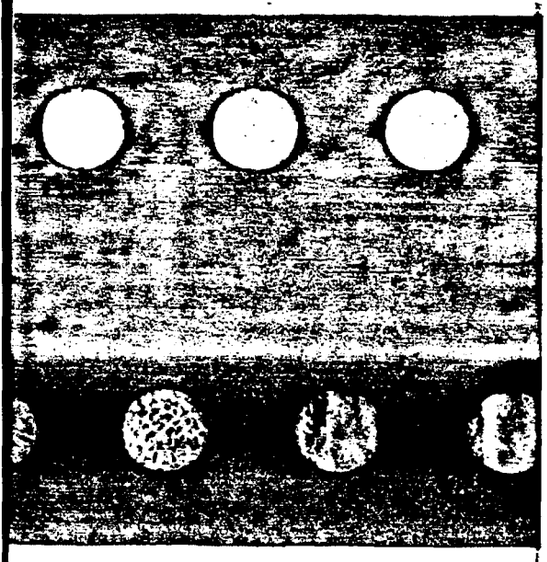
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, By-Laws of record in Book 6406, page 942, said Register's Office.

Deed of Easement Dedication 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.

Sanitary Sewer Easement to the City of Goodlettsville, of record in Book 6117, page 290, said Register's Office.

Dedication of common areas to Windsor Green Homeowners Association of record in Book 7864, page 369, said Register's Office, dated May 31, 1989.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8054 PAGE 233

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 88102.00
CON TX 290.73
PRFEE 1.00
WDEED 6.00
TOTAL 297.73
CHECK 297.73

02/28/90 01 14:50 0001 6617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

@ 70.46

IDENTIF. REFERENCE

Feb 28 2 50 PM '90

FELIX Z. WILSON, JR.
DAVIDSON COUNTY TN

No. 296569