6271
551451-1

Box 14

BOOK 8059 PAGE 904

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Gordon Roedding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 1990.

Rhonda Whitenack
Notary Public

MY COMMISSION EXPIRES: 4-25-93

(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 |
|---|---|---|
| Gordon Roedding (NAME) | Fidelity Federal Savings & Loan (NAME) | 150-11-236 |
| 1017 Dove Creek Court (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 2DX-05961 |
| 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 Gordon Roedding and wife, Judy Roedding

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. 404, Phase I Somerset, of record in Book 6900, page 690-691, Register's Office for Davidson County, Tennessee.

Said Lot No. 404 fronts 32.54 feet on the southwesterly side of Dove Creek Court and runs back on the northwesterly lot line 123.64 feet and 125.41 feet on the easterly lot line to a broken line in the rear which measures a total of 134.10 feet thereon.

Being the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell as of record in Book 4687, page 44, said Register's Office. Also being the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc. by deed from Carl J. Strassle and wife Sandra G. Strassel in Book 5172, page 405, said Register's Office, and also part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Hubert Beard and wife, Sonear Beard of record in Book 4654, page 67, 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. The said Philhall Corp. having since quitclaimed to Randall Phillips Builders, Inc. of record in Book 5508, apge 923, said instrument was re-recorded in Book 7411, page 171, said Register's Office, and dated 9/21/79.

This conveyance is made subject to all Restrictions and easements of record.

unimproved (XX)
This is improved ( ) property, known as 1017 Dove Creek Court, 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 6th day of March, 19 90

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

STATE OF TENNESSEE
Davidson County

BOOK 8059 PAGE 905

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 6th day March, 19 90.

Rhonda Whitenurst Notary Public

Commission Expires 9-25-93

NOTARY PUBLIC PARCEL STATE OF TENNESSEE

Q 8 9 7 3

IDENTIF. TREFERENCE

MAR 7 2 54 PM '90

DAVIDSON COUNTY

0298 03/07 0101 03CHECK 353.17

**WARRANTY DEED**

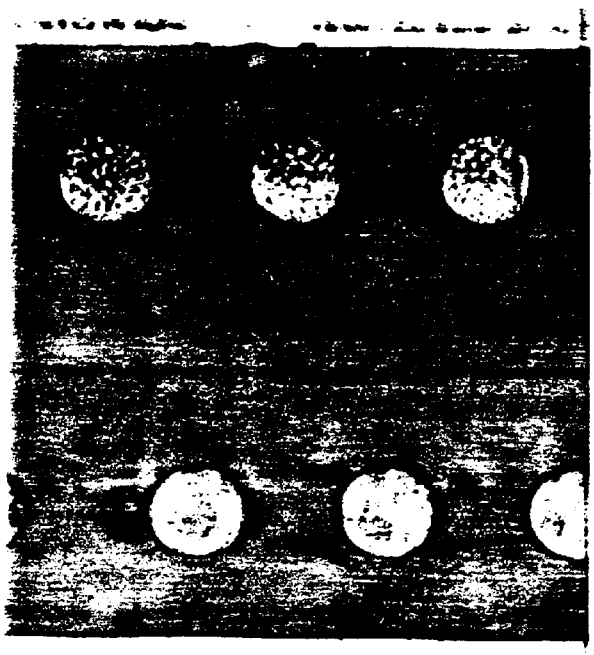
FROM

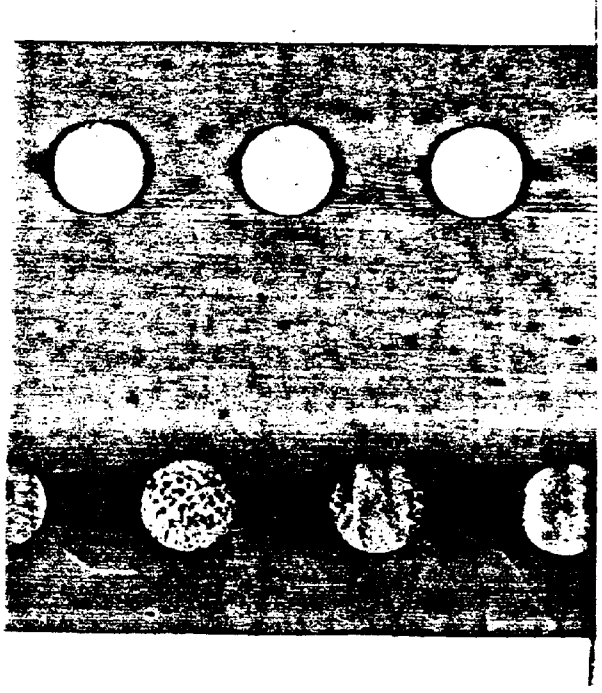
Phillips Builders, Inc.

TO

Gordon Roedding and wife, Judy Roedding

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 8059 PAGE 906

| | | |
|---|---|---|
| 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
104900.00

| | |
|---|---|
| CON TX | 346.17 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 353.17 |
| CHECK | 353.17 |

03/07/90 01 14:53 0001 0298

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

Q 8 9 7 3

IDENTIF. TREFERENCE

MAR 7 2 54 PM '90

DAVIDSON COUNTY TN.

**No.** 298792