6243
99-982693-6
Box 14

BOOK 8062 PAGE 944

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,900.00

Teresa Nan Flowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(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
Teresa Nan Flowers (NAME)	Fidelity Federal Savings & Loan (NAME)	053-09-087
624 Brentmeadow Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Madison, Tennessee 37115 (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 Teresa Nan Flowers, Unmarried

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. 38B, Zone Lot Division of Lot 38, Kimbolton S/D, Phase I, of record in Book 6900, page 816, amending Plat 6900, page 276, 277 & 278, Register's Office for Davidson County, Tennessee. *and Book 7577, page 553

Said Lot No. 38B fronts on a broken line a total of 34.34 feet on the northwesterly side of Brentmeadow Circle and runs back on the northeasterly lot line 194.26 feet and on a broken southwesterly lot line a total of 199.63 feet to a line in the rear which measures 48.90 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey, and husband Gerald Casey, Andy T. Ritchie, IV and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Ame Ritchie and Joan Ritchie, a Feme Sole as of record in Book 6746, page 672, 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 816, amending Book 6900, page 276, 277 & 278, amended in Book 7577, page 553, said Register's Office, shows an Owner's Certificate, and a 2.5 X 25 foot anchor easement on the northeasterly corner.

Restrictions contained in instrument of record in Book 7265, page 655, Plat book 6900, page 816,, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 624 Brentmeadow Circle, Madison, Tennessee 37115
(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 24th day of February, 19 90

Phillips Builders, Inc.
By: Jackie Shires, VP
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 24th day of February, 19 90.

Jim T. Cook Notary Public

Commission Expires 7/24/93

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Teresa Nan Flowers, Unmarried

10151

IDENTIF. TREFERENCE

MAR 12 3 16 PM '90

DAVIDSON COUNTY TN.

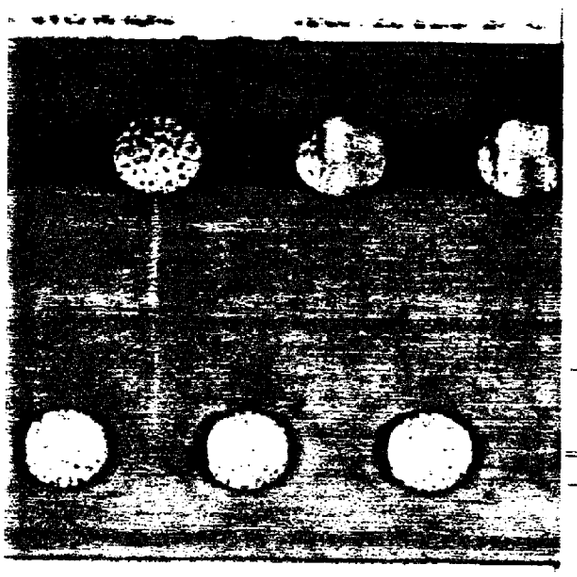
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

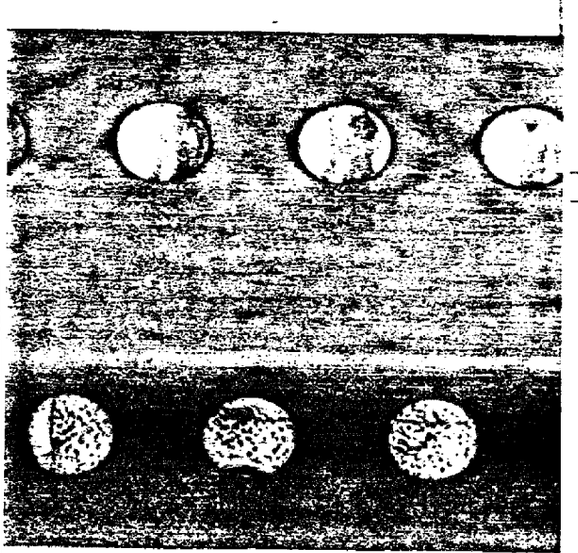
(continuation)
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7464, page 969, amended in Book 7470, page 126 and further amended in Book 7799, page 50, said Register's Office.

Deed of Dedication to Madison Suburban Utility District of record in Book 7653, page 284, said Register'

Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

1684 03/12/90 0901 03CHECK 224





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 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 65900.00
CON TX 217.47
PRFEE 1.00
WDEED 6.00
TOTAL 224.47
CHECK 224.47

03/12/90 01 15:14 0001 1684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10151

IDENTIF. REFERENCE

MAR 12 3 17 PM '90

RECORDED
DAVIDSON COUNTY TN.

No. 300161