6189

FORM NO. WD-1

BOOK 8067 PAGE 768

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 19 90.

Notary Public

MY COMMISSION EXPIRES: 4-25-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Richart (NAME)	Fidelity Federal Savings & Loan (NAME)	86-8A-A10
2149 Strombury Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	4D-93254
Hermitage, Tennessee 37076 (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 Stephen D. Richart and wife, Mary J. Richart

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. 413, Phase II, Camden Woods of record in Plat Book 6900, page 735, Register's Office for Davidson County, Tennessee.

Said Lot No. 413 fronts on a broken line a total of 94.42 feet on the northwesterly side of Strombury Drive and 61.00 feet on the northeasterly side of Cahaba Cove and is adjoined by a curve measuring 36.00 feet and runs back 107.12 feet on the easterly lot line and 136.88 feet on the northwesterly lot line to a point thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from First American National Bank in Nashville as of record in Book 5584, page 274, 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 following:
The Plan of record in Book 6900, page 735, said Register's Office, shows an Owner's Certificate, an overhang easement along the southwesterly lot line, a 2.5 x 25 foot anchor easement on the northwesterly lot line, a 2.5 x 25 foot anchor easement on the southeasterly corner, a 3 x 15 foot anchor easement from Strombury Drive, a waterline easement from Strombury Drive.
*SEE REVERSE SIDE FOR CONTINUATION

This is ( ) unimproved (XX) improved property, known as 2149 Strombury Drive, Hermitage, Tennessee 37076
(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 seised 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 16th day of March, 19 90

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 16th day of March, 19 90

Rhonda J Whitenight Notary Public

Commission Expires 9-25-93

WARRANTY DEED I 9 7 3

FROM
Phillips Builders, Inc.
IDENTIF. REFERENCE

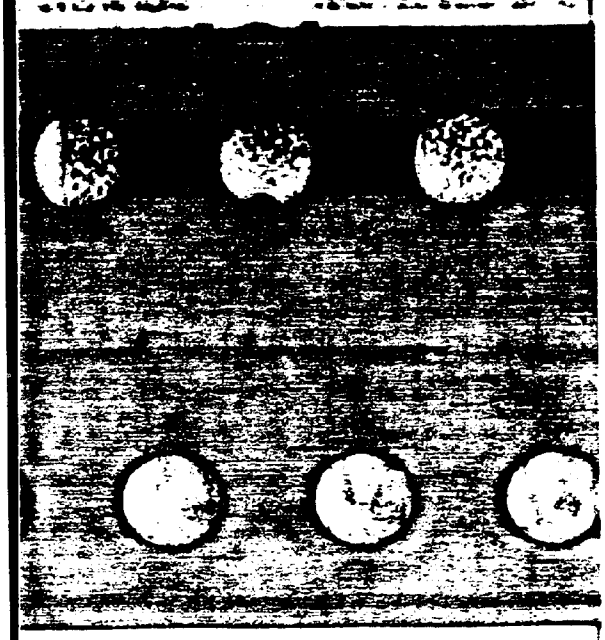
TO
Stephen D. Richart and wife, Mary J. Richart

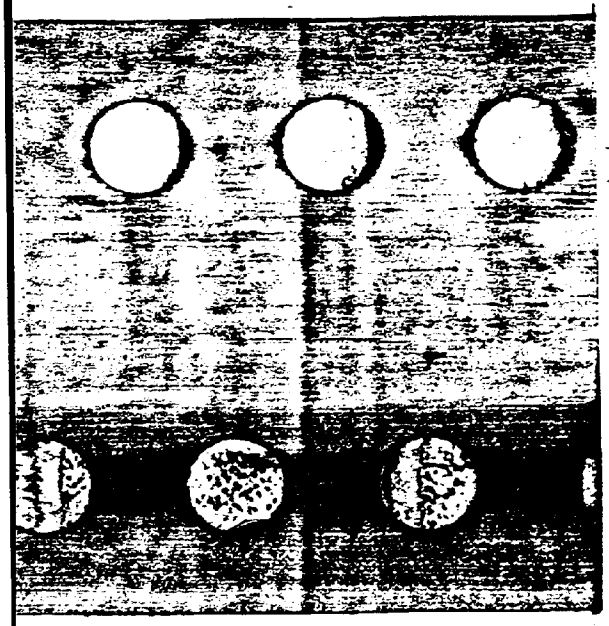
MAR 19 3 32 PM
DAVIDSON COUNTY TN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

3823 03/19 0101 03 CHECK 366.37

*CONTINUATION
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7620, page 561, By-Laws of record in Book 7620, page 583, said Register's Office.
Amendment Number One to Declaration of Restrictive Covenants of record in Book 7657, page 580, and Amendment Number Two to Declaration of Restrictive Covenants of record in Book 7675, page 926, 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.





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 108900.00
CON TX 359.37
PRFEE 1.00
WDEED 6.00
TOTAL 366.37
CHECK 366.37

03/19/90 01 15:31 0001 3823

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F I L E D
IDENTIF. REFERENCE
MAR 19 3 32 PM '90
DAVIDSON COUNTY TN.

No. 302272