THIS INSTRUMENT WAS PREPARED BY:
HAYNES & CANNON
Russell E. Freeman, Attorney
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37072

Address of New Owner(s)
Doris J. Lidstone
110 Oxford Court
Goodlettsville, TN 37072

Send Tax Bill
(Same)

Map Parcel No:
26-6-86

FOR AND IN CONSIDERATION for One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, JOHN D. LIDSTONE, SR. and wife, DORIS J. LIDSTONE, by these presents do hereby quitclaim and convey unto Russell E. Freeman, Trustee, his successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 267 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. 267 fronts on a broken line a total of 43.72 feet on the southeasterly side of Oxford Court and runs back 113.50 feet on the southwesterly lot line and 95.02 feet on the northeasterly lot line to a broken line in the rear which measures a total of 121.54 feet thereon.

Being the same property conveyed to John D. Lidstone, Sr. and wife, Doris J. Lidstone, by deed from Phillips Builders, Inc., as of record in Book 7902, Page 001, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 6200, page 549, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Oxford Court, a 10 foot public utility and drainage easement on the rear lot line, a 15 foot public utility and drainage easement on the front lot line.

Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6406, page 929, By Laws 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)

Conveyance of Common Area to Windsor Green Homeowners Association of record in Book 7864, page 369, said Register's Office.

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.

Further, the said Russell E. Freeman, Trustee, does hereby quitclaim and convey unto Doris J. Lidstone, her successors and assigns, all his right, title and interest in and to the tract of land hereinbefore described within this instrument. Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $0.

Doris J. Lidstone
AFFIANT

Subscribed and sworn to before me this the 10 day of March, 1990.

NOTARY PUBLIC

My Commission Expires: 9-17-90

Witness our hands this 10 day of March, 1990.

John Lidstone
JOHN D. LIDSTONE, SR.

Doris J. Lidstone
DORIS J. LIDSTONE

Russell E. Freeman
RUSSELL E. FREEMAN, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell E. Freeman, Trustee, and John D. Lidstone, Sr. and wife, Doris J. Lidstone, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 10 day of March, 1990.

NOTARY PUBLIC

My Commission Expires: 9-14-90

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IDENTIF. TREFERENCE

MAR 20 8 49 AM '90

DAVIDSON COUNTY TN.

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