FORM NO. WD-1

6198
99-980750-0

BOOK 8071 PAGE 703

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,194.00

Steven Todd Bradberry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 1990.

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(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
Steven Todd Bradberry (NAME)	Fidelity Federal Savings & Loan (NAME)	150-3-359
1312 Ravenna Court South (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2DX-03735
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 Steven Todd Bradberry and wife, Beth P. Bradberry

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, Section Nine of The Country of record in Plat Book 6900, page 285 and 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 413 fronts a total of 80.00 feet on the westerly side of Ravenna Court South and runs back 115.00 feet on the northerly lot line and 130.74 feet on the southerly lot line to a line in the rear which measures 93.02 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation and Philhall Corporation a Tennessee Corporation by quitclaim deed from Phillips Builders, a Tennessee partnership composed of Randall L. Phillips, Harry Edward Phillips and Randall Phillips as of record in Book 7195, page 100, said Register's Office. Instrument of Correction of record in Book 7225, page 222, 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 285 and 286, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the rear lot line, a 2.5 x 25 foot anchor easement on the northeasterly front corner.
Restrictions contained in instrument of record in Book 7402, page 977, corrected in Book 7404, page 292, said Register's Office.

unimproved (XX)
This is improved ( ) property, known as 1312 Ravenna Court South, 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 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 21st day of March, 1990

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 ~~21st~~ day of ~~March~~, 19~~90~~.

Rhonda J. Utterback Notary Public

Commission Expires 9-25-93

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Steven Todd Bradberry and wife,
Beth P. Bradberry

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

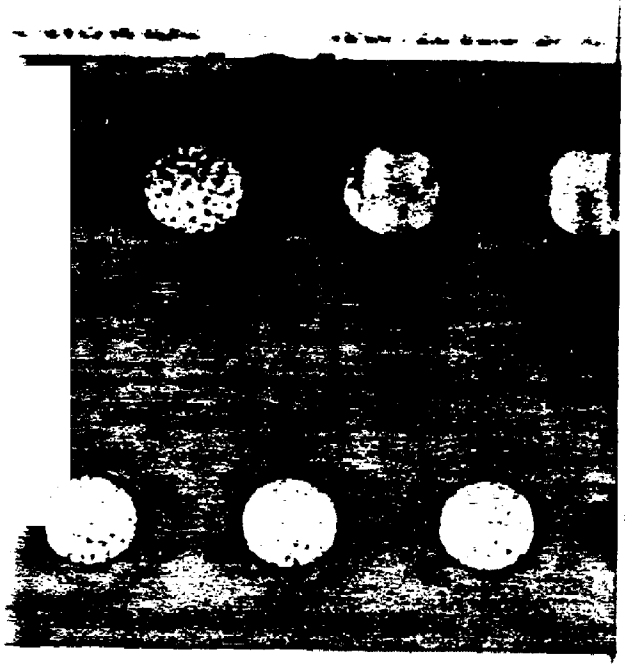
113227

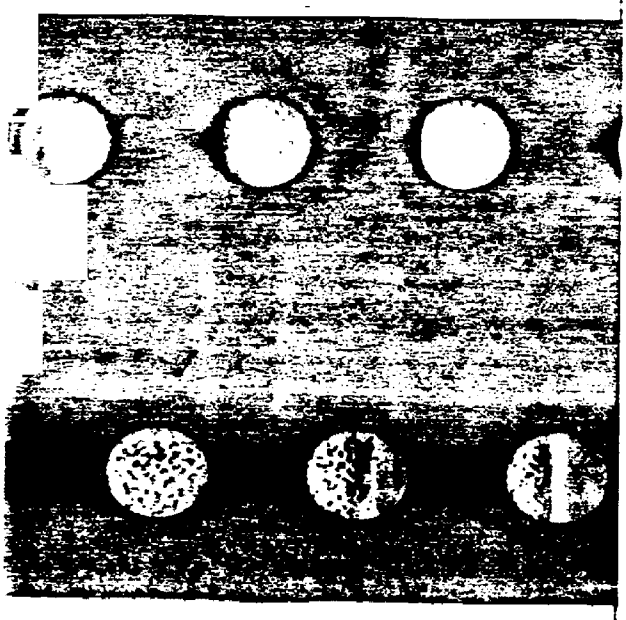
IDENTIF. REFERENCE

MAR 23 3 36 PM '90

DAVIDSON COUNTY TN.

5310 03/23 0101 03CHECK 344.26





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

RECEIVED OF _____

FOR _____

BOOK 8071 PAGE 705

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 102194.00
CON TX 337.26
PRFEE 1.00
MDEED 6.00
TOTAL 344.26
CHECK 344.26

03/23/90 01 15:35 0001 5310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13227

IDENTIF. REFERENCE

MAR 23 3 36 PM '90

DAVIDSON COUNTY TN.

No. 303737