Rec'd 4

6285
99-980749-6

BOOK 8074 PAGE 449 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF March 19 90

Notary Public

MY COMMISSION EXPIRES: 9-25-93

(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
Mark A. Binkley (NAME)	Fidelity Federal Savings & Loan (NAME)	053-09-079
809 Tamarack South (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11D-94494
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 Mark A. Binkley and Gerry P. Hornsby, both 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. 52-A, Zone Lot Division, Kimbolton S/D, Phase II, of record in Book 6900, page 933, and amending Plat Book 6900, page 792, 793 & 794, Register's Office for Davidson County, Tennessee.

Said Lot No. 52-A fronts 20.63 feet on the southeasterly side of Tamarack South and runs back on the northeasterly lot line 163.04 feet and on a broken westerly lot line a total of 161.10 feet to a broken line in the rear which measures a total of 95.78 feet thereon.

Being part of 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 Femme Sole, of record in Book 6746, page 672, and also being part of the same property conved to Randall Phillips Builders, Inc., by deed from Thomas F. Stewart, Trustee of record in Book 7304, page 279, Register's Office for Davidson County, Tennessee. 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 is unimproved (XX) improved ( ) property, known as 809 Tamarack South, 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 23rd day of March, 19 90

Phillips Builders, Inc.
By: C. Wayne Meadows V.P.
C. Wayne Meadows, Vice-President

STATE OF TENNESSEE
Davidson County

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 C. Wayne Meadows

_____

_____

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 22nd day of March, 19 90.

Rhonda Utterback Notary Public

Commission Expires 9-25-93

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Mark A. Binkley and Gerry P. Hornsby, both unmarried

14173

IDENTIF. REFERENCE

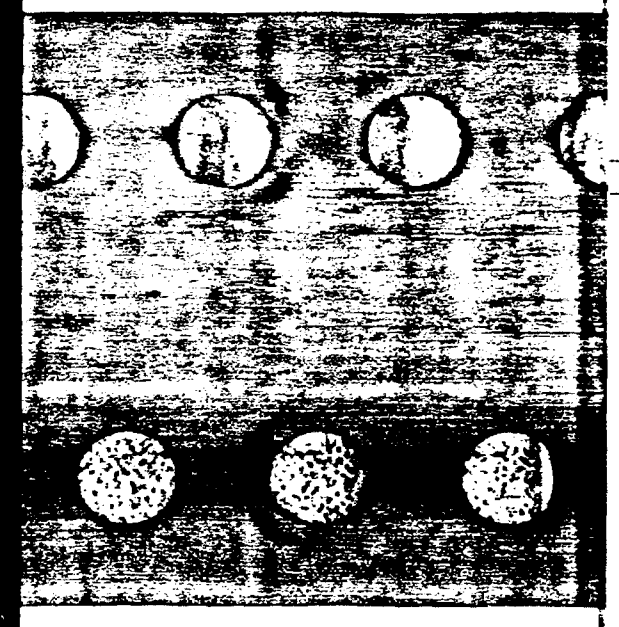
MAR 28 1 34 PM '90

DAVIDSON COUNTY TN. 6438 03/28 0101 03CHECK 247.57

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

This conveyance is made subject to:
The Plan of record in Book 6900, page 933, amending Book 6900, page 792-794, said Register's Office, shows an Owner's Certificate, a 10 foot sewer easement on the northerly lot line, and a public utility drainage & access easement on the rear lot line.
Restrictions contained in instrument of record in Plat Book 6900, page 933, said Register's Office.
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, amended in Book 7799, page 50, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 8074 PAGE 451

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 72900.00
CON TX 240.57
PRFEE 1.00
MDEED 6.00
TOTAL 247.57
CHECK 247.57

03/28/90 01 13:33 0001 6438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

MAR 28 1 34 PM '90

DAVIDSON COUNTY TN.

No. 304856