File Box 43

BOOK 8077 PAGE 748

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 90

Notary Public

MY COMMISSION EXPIRES 1/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Gary L. Fitzgerald and	Sovran Mortgage Corporation	86-8-102
Shawna K. (NAME) Dowdy	(NAME)	
1909 Welsenboro Circle	201 E. Cary Street	4D-92580
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Richmond, VA 23219	
(CITY) (STATE) (P.O. ZIP)	(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 Gary L. Fitzgerald and Shawna K. Dowdy

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. 354 on the Plan of Camden Woods, Phase I, of record in Plat Book 6900, Pages 697 and 698, said Register's Office.

SAID Lot No. 354 fronts 62.33 feet on the westerly margin of Welsenboro Circle and extends back 134.90 feet on the southerly line and 130.13 feet on the northerly line to a broken line in the rear measuring 75.60 feet theron.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5584, Page 274, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

151 84

IDENTIF. REFERENCE

APR 2 10 23 AM '90

DAVIDSON COUNTY TN.

6847 04/02 0101 03CHECK 290.47

unimproved ( )
This is improved (XX property, known as 1909 Welsenboro Circle, Hermitage, TN 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 seized and possessed of said land in fee simple, have a good right to convey ti, 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 my hand this 28th day of March, 19 90

Phillips Builders, Inc.
By: Jackie Shires, V.P.
Jackie Shires, Vice-President

ATTEST:

STATE OF TENNESSEE
Davidson County

BOOK 8077 PAGE 749

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, 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_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Shires or proved to me upon the basis of satisfactory evidence and/~~and~~ _____ with whom I am personally acquainted/and who upon ~~(his oath) (their several oaths)~~ her oath acknowledged ~~(himself) (themselves)~~ herself to be the Vice-President and/~~and~~ _____ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~s(he)~~ as such Vice-President and/~~and~~ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Shires as such Vice-President and/~~and attesting the same by the said~~ _____ as/~~such~~ _____.

Witness my hand and official seal at office at Nashville on this the 28th day of March, 19 90.

My commission expires 1/23/94

Notary Public

WARRANTY DEED

FROM

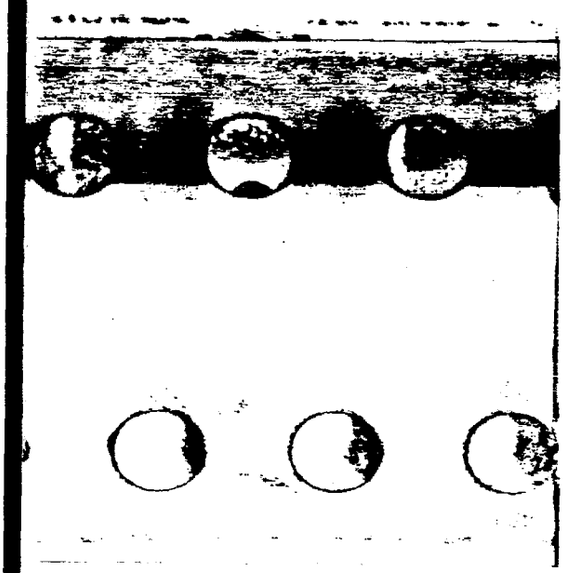
Phillips Builders, Inc.

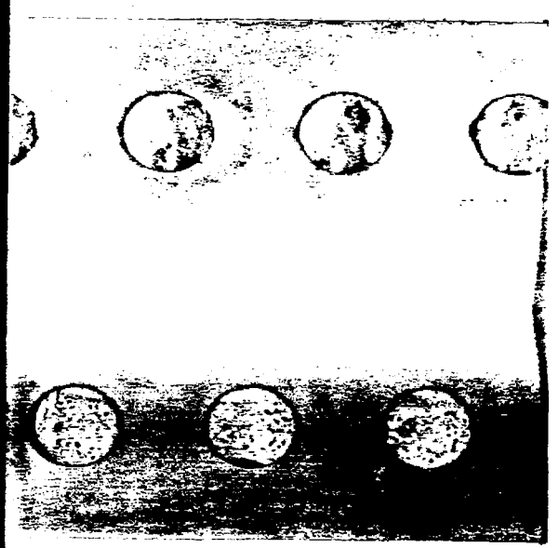
TO

Gary L. Fitzgerald

Shawna K. Dowdy

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201





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

RECEIVED OF _____

FOR _____

BOOK 8077 PAGE 750

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 85900.00
CON TX 283.47
PRFEE 1.00
WDEED 6.00
TOTAL 290.47
CHECK 290.47

04/02/90 01 10:23 0001 6847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

115184

IDENTIF. REFERENCE

APR 2 10 23 AM '90

DAVIDSON COUNTY T.R.

No. 306014