File Box 43

BOOK 8081 PAGE 257

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,700.00

Wilma E. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 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
Wilma E. Miller, unmarried (NAME)	Same (NAME)	26-7-165
102 Buckingham Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	GO-20870
Goodlettsvile, TN 37072 (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, Philips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilma E. Miller, 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. 243 on the plan of Windsor Green, Phase II, Section II, of record in Book 6900, Page 549, Register's Office for said County.

SAID Lot No. 243 which is a corner lot fronts 56.00 feet on the southeasterly margin of Buckingham Court and fronts 100.00 feet on the southwesterly margin of Windsor Trace, said frontages being joined by a curve having a length of 39.27 feet, and extends back 124.96 feet on the southwesterly line and 81.00 feet on the southeasterly line.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee, of record in Book 6100, page 617, as corrected in Book 6201, Page 391 and Book 6297, Page 207, Register's Office for Daivdson 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.

unimproved ( )
This is improved (XX) property, known as 102 Buckingham Court, Goodlettsvile, TN 37072
(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 2nd day of April, 1990

Philips Builders, Inc.
By: Jackie Shires, V.P.
Jackie Shires, Vice President
Attest:

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, 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~~ _____ (himself) _____ with whom I am personally acquainted and who upon ~~(his oath)~~ her oath acknowledged ~~(themselves)~~ herself to be the ~~Vice President~~ ~~and~~ _____ respectively of the ~~Philips Builders, Inc.~~ the within named bargainor, a corporation, and that ~~she~~ as such ~~Vice President~~ ~~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 attesting the same by the said~~ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 2nd day of April, 19 90.

My commission expires 1/23/94

Notary Public

WARRANTY DEED

FROM
Philips Builders, Inc.

TO
Wilma E. Miller, unmarried

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

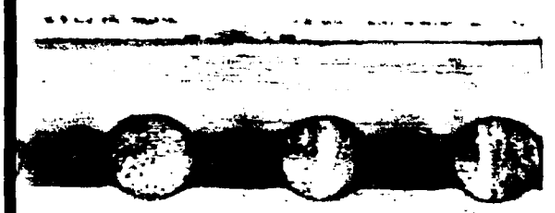
16375

~~IDENTIFICATION~~ REFERENCE

Apr 4 2 27 PM '90

DAVIDSON COUNTY TN.

87% 04/04 0101 03CHECK 312.01



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

RECEIVED OF _____

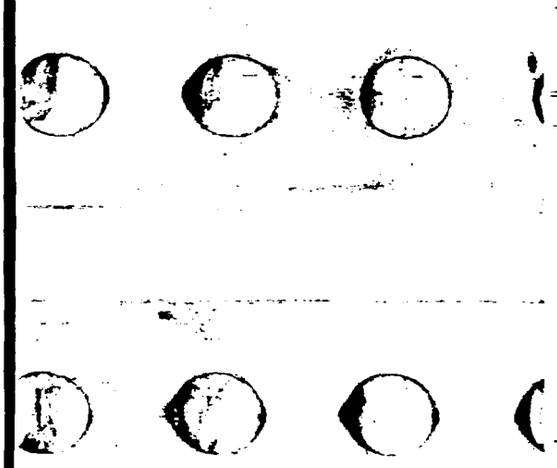
FOR _____

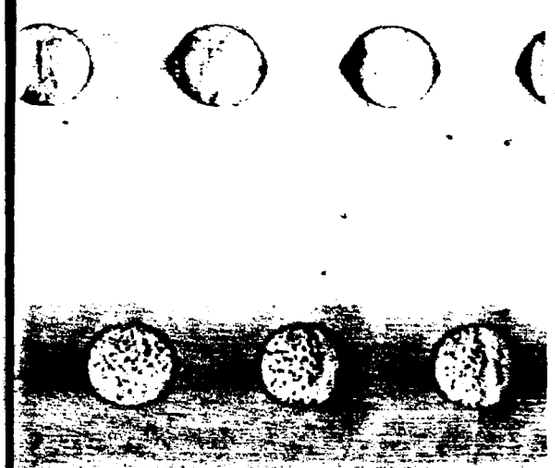
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 92700.00
				CON TX 305.91
				PRFEE 1.00
				WDEED 6.00
				TOTAL 312.91
				CHECK 312.91
04/04/90	01			14:25 0001 8176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





I 6375

INSTR. TREFERENCE

Apr 4 2 27 PM '90

DAVIDSON COUNTY TN.

No. 307328