6371
99-980824-7

BOOK 8099 PAGE 916

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,875.00

Richard L Scudder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 90

Notary Public

MY COMMISSION EXPIRES: 2-24-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Scudder (NAME)	Fidelity Federal Savings & Loan (NAME)	53-13-091
605 Brentmeadow Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11D-94313
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 Richard L. Scudder and wife, Julie R. Scudder

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. 27A Zone Lot Division, Kimbolton Subdivision, Phase 1, of record in Plat Book 6900, page 276, 277, and 278, amended in Book 6900, page 942, amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee.

Said Lot No. 27A fronts 45.85 feet on the southwesterly side of Brentmeadow Circle and runs back on the northwesterly lot line on a broken line that measures a total of 129.17 feet and runs back on the southeasterly lot line 127.50 feet to a line in the rear which measures 53.89 feet thereon.

Being the same property conveyed to by deed from as of record in Book, page, said Register's Office.Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey and husband Gerald Casey, Andy T. Ritchie, III and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Ame Ritchie and Joan Ritchie, a Feme Sole as of record in Book 6746, page 672, 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 Plan of record in Book 6900, page 276, 277 & 278, amended by Book 6900, pgae 942, amended in Book 7577, page 553, said Register's Office, shows an Owner's Certificate, and a 7.5 foot public utility and drainage easement on the rear lot line.
Restrictions contained in instrument of record in Book 7265, page 655, amended in Plat Book 6900, page 942, said Register's Office.

unimproved (XX) This is improved ( ) property, known as 605 Brentmeadow Circle, 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 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 25th day of April, 19 90

Phillips Builders, Inc.
By: Jackie Shires, V.P.
Jackie Shires, 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 ~~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 25th day of April, 19 90.

Commission Expires 7/24/93

John T. Cook
Notary Public

JOHN T. COOK NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

WARRANTY DEED 2304

FROM
Phillips Builders, Inc.

IDENTIFICATION REFERENCE

TO
Richard L. Scudder and wife, ~~Julie~~ M. Scudder

FILED 2:54 PM 1990
DAVIDSON COUNTY, TN.

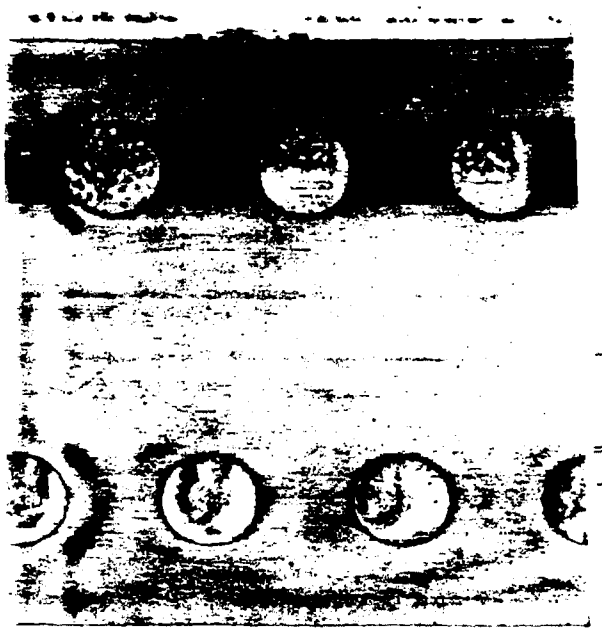
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

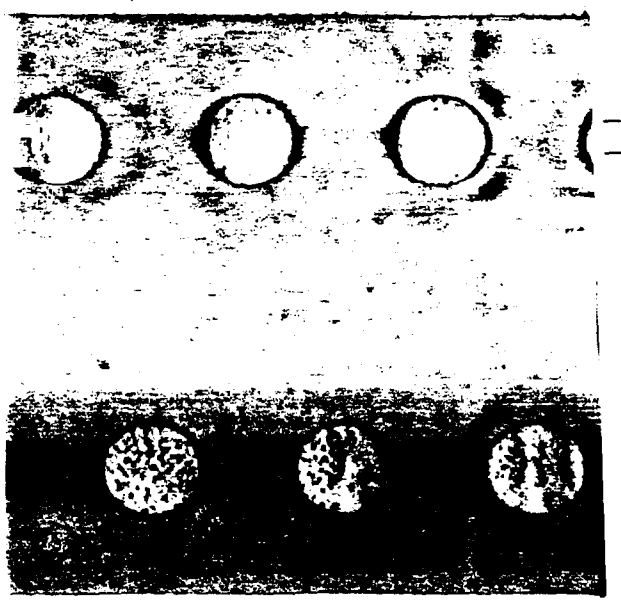
7750 05/01 0101 03CHECK 217.87

(continuation)

Declaration of Covenants of record in Book 7464, page 969, amended in Book 7470, page 126 and amended in Book 7799, page 50, said Register's Office.

Deed of Dedication for Madison Suburban Utility District of record in Book 7653, page 284, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 8099 PAGE 918

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 63875.00
CON TX 210.87
PRFEE 1.00
WDEED 6.00
TOTAL 217.87

CHECK 217.87
05/01/90 01 14:54 0001 7750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2304 5.

IDENTIFI REFERENCE

MAY 1 2 54 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 315250