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99-980845-5

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BOOK 8104 PAGE 177

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,250.00

Travonda G Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 90

Notary Public

MY COMMISSION EXPIRES: 7/26/93

(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
Travonda G. Bryant (NAME)	Fidelity Federal Savings & Loan (NAME)	050-00 - 126
1009 Mulberry Way (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37207 (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 Travonda G. Bryant and Yvonne S. McAdoo, 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. 46, Mulberry D.O.W.N.S Phase IA, of record in Plat aBook 6900, page 940, amended in Plat Book 7900, page 84-88, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 56.51 feet on the westerly side of Mulberry Way and runs back 95.30 feet on the northerly lot line and 94.00 feet on the southerly lot line to a line in the rear which measures 37.02 feet thereon.

Being the same property conveyed to Phillips Builders, Inc. by deed from George T. Hicks and wife, Sallie R. Hicks as of record in Book 7770, page 859, and Book 7855, page 630, said Register's Office.

This conveyance is made subject to:
The Plan of record in Book 6900, page 940, amended in Book 7900, page 84-88, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Mulberry Way, a 15 foot minimum building setback line fro the rear, a 5 foot minimum building setback line from each side lot line, a 15 foot public utility and drainage easement on the easterly lot line and a 10 foot public utility and drainage easement on the rear lot line.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 8053, page 316, said Register's Office. (See Reverse Side)

This is unimproved (XX) improved ( ) property, known as 1009 Mulberry Way, Nashville, Tennessee 37207
(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 30th 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, _____ 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~~ herself 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 _____.

Witness my hand and official seal at _____, _____, this 30th day of April, 1990.

Notary Public

Commission Expires 7/24/93

JOHN T. COLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Travonda G. Bryant and Yvonne S. McAdoo, both unmarried

7546 05/07 0101 SCHECK 258.46

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(continuation)

Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 5666, page 649, said Register's Office.

Easement to Tennessee National Gas Lines of record in Book 1939, page 629 said Register's Office.

Title to that portion of the premises embraced within the bounds of any cemeteries with all rights of ingress and egress thereto.

Extension of Mulberry Downs Circle of record in Plat Book 7900, page 83, said Register's Office.

That portion of premises lying within the bounds of the proposed Tuckahoe Drive Extention.

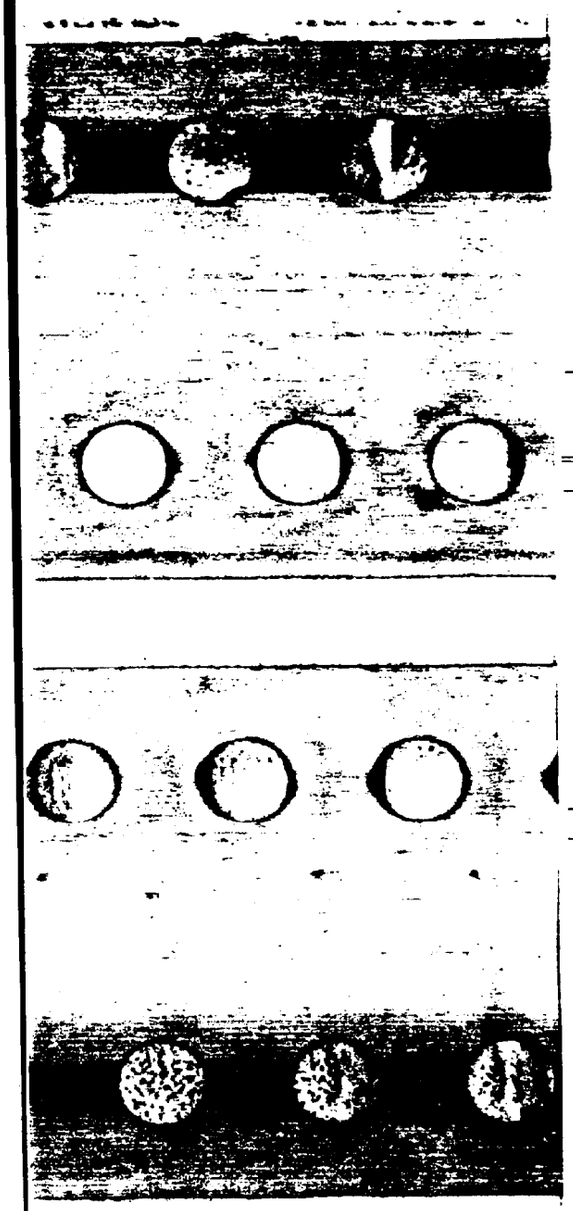
The nature or extent of riparian rights.

Agreement for Dedication of Easement for Water Mains and Appurtenances in Book 8059, page 371, said Register's Office.

MAY 7 12 45 PM 1990

IDENTIFICATION REFERENCE

2 4 5 4 5



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

RECEIVED OF _____

FOR _____

BOOK 8104 PAGE 179

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 76250.00
CON TX 251.46
PRFEE 1.00
WDEED 6.00
TOTAL 258.46
CHECK 258.46

05/07/90 01 14:47 0001 9546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.4.5.4.5.

IDENTIFICATION REFERENCE

MAY 7 2 46 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 317022