File Box 43

STATE OF TENNESSEE BOOK 8114 PAGE 659
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,557.00

William Claude Pelfrey, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 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
William Claude Pelfrey, Jr. et ux (NAME)	Leader Federal Bank for Savings (NAME)	26-2-13
115 Lidgate Terrace (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	GO-21007
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (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 William Claude Pelfrey, Jr. and his wife, Brenda Gale Suits Pelfrey

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. 330 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, said Register's Office.

SAID Lot No. 330 fronts 35.00 feet on the northwesterly margin of Lidgate Terrace and extends back 203.72 feet on the easterly line and 160.48 feet on the southerly line to a broken line in the rear measuring 225.81 feet thereon.

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 and corrected in Book 6201, Page 391 and Book 6297, Page 207, 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, said Register's Office.

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

28199

IDENTIFICATION

MAY 23 10 24 AM '90

FELIX P. WILSON REGISTER DAVIDSON CO. TN

3981 05/23 0101 03CHECK 381.87

unimproved ( )
This is improved (XX) property, known as 115 Lidgate Terrace, Goodlettsville, 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 17th day of May, 1990

Phillips Builders, Inc.
By: Jackie Roark, VP
Jackie Roark, Vice-President

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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, 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 Roark or proved to me upon the basis of satisfactory evidence ~~and/~~ _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ her oath acknowledged ~~(themselves)~~ herself to be the Vice-President ~~and/~~ _____ ~~respectively~~ of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~s~~(he) 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 Roark 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 17th day of May, 19 90.

My commission expires 1/23/94

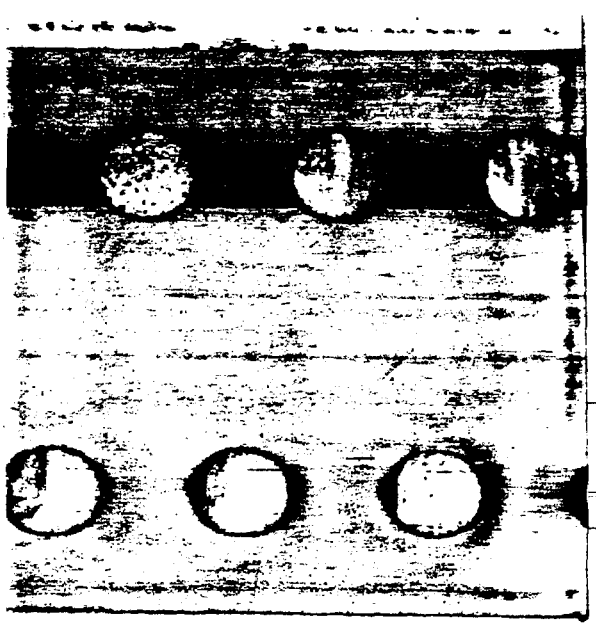
Notary Public

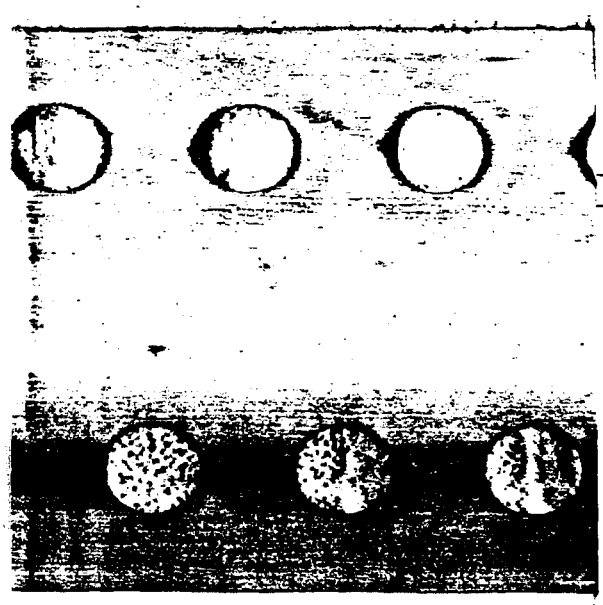
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
William Claude Pelfrey, Jr.
Brenda Gale Suits Pelfrey

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 _____

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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

113557.00

CON TX	374.87
PRFEE	1.00
WDEED	6.00
TOTAL	381.87
CHECK	381.87

05/23/90 01 10:24 0001 3981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28199

IDENTIFICATION

MAY 23 10 24 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 321400