6471

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,900.00

Jackie Boaz, V.P.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 90

Notary Public

MY COMMISSION EXPIRES: 7/24/93
(AFFIX SEAL)

BOOK 8119 PAGE 164

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
Phillips Builders, Inc. (NAME)	SAME (NAME)	162-3-214
2910 Kraft Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5D-59832
Nashville, Tennessee 37204 (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, Glenn T. Brooks and wife, Ann E. Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillips Builders, Inc.

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. 45 Apache Hills, Section 4, of record in Book 4460, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 71.92 feet on the southwesterly side of Karen Ray Drive and runs back on the northwesterly lot line 132.0 feet and 90.0 feet on the southeasterly lot line, to a broken line in the rear which measures a total of 88.47 feet thereon.

Being the same property conveyed to Glenn T. Brooks and wife, Ann E. Brooks, as tenants by the entirety by deed from Alice L. Dreier Young and husband, Thomas M. Young as of record in Book 6206, page 627, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4564 page, 724, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

29729

IDENTIF. TREFERENCE

MAY 30 3 11 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

This is unimproved (XX) property, known as 105 Karen Ray Court, Antioch, Tennessee 37013
unimproved (XX) improved ( ) property, known as (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 their hands this 29th day of May, 19 90

Glenn T. Brooks

Glenn T. Brooks

Ann E. Brooks

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn T. Brooks and wife, Ann E. Brooks

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 1990.

Commission Expires 7/24/93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, 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 _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Glenn T. Brooks and wife, Ann E. Brooks

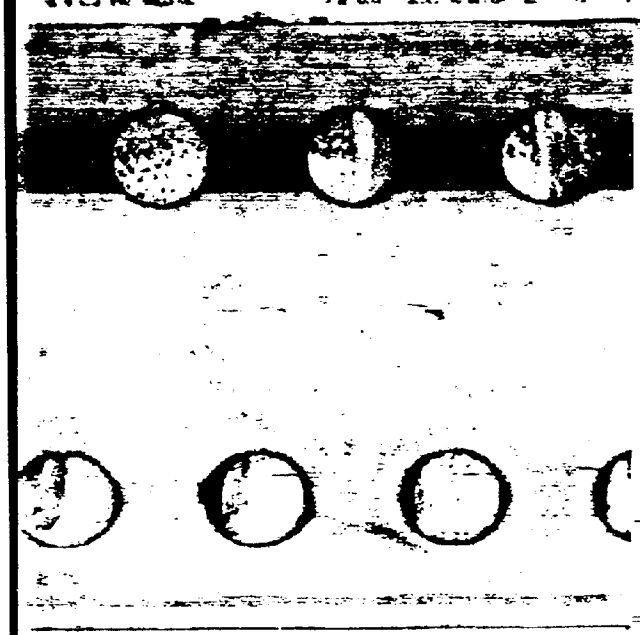
TO

Phillips Builders, Inc.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

REC'D FOR RECORD 1990 MAY 30 AM 7:47



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

RECEIVED OF _____

FOR _____

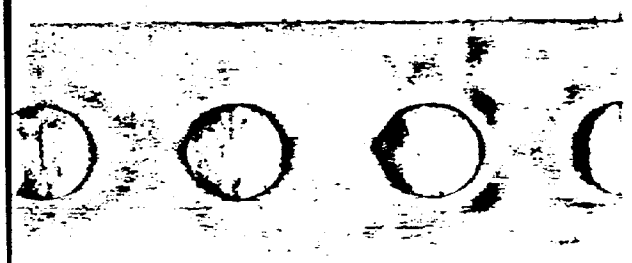
BOOK 8119 PAGE 166

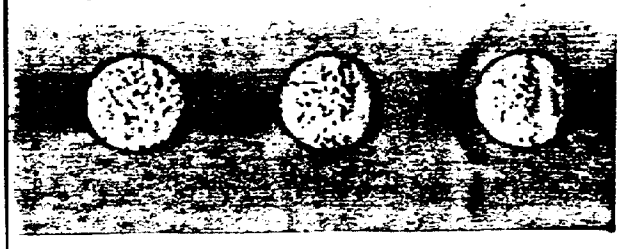
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47900.00
CON TX 158.07
PRFEE 1.00
WDEED 6.00
TOTAL 165.07
CHECK 165.07

05/30/90 01 15:10 0001 5821





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29729

IDENTIF. REFERENCE

MAY 30 3 11 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323217