6420
551461-7

BOOK 8119 PAGE 399

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,900.00

Glenn T. Brooks
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/23/93

(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
Glenn T. Brooks (NAME)	Fidelity Federal Savings & Loan (NAME)	150-4-149
3149 Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2DX-04011
Antioch, Tennessee 37103 (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 Builder, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn T. Brooks and wife, Ann E. Brooks

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. 647 Revised Phase III, Kensington of Priest Lake of record in Book 6900, page 236, Register's Office for Davidson County, Tennessee.

Said Lot No. 647 fronts 100.00 feet on the southerly side of Smith Springs Road and runs back 110.00 feet on the easterly lot line and 138.84 feet on the westerly lot line to a line in the rear which measures 104.07 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., and Philhall Corporation by deed from Lillie Cone Coleman etvir, John A. Coleman, Sr. and John Andrew Coleman, Jr. as of record in Book 4867, page 654, and being part of the same property conveyed to Philhall Corp., and Randall Phillips Builders, Inc by deed from Robert Leland Henley and wife, Dearah Hill Henley as of record in Book 4684, page 351, and being part of the same property conveyed to Philhall Corp by quitclaim deed from Randall Phillips Builders, Inc. as of record in Book 6246, page 558, 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 following:
The Plan of record in Book 6900, page 236, said Register's Office, shows an Owner's Certificate, a 2.5 x 25 foot anchor easement on the northeasterly front corner, a 20 foot utility and drainage easement containing an 8" sewer line along the rear.
Restrictions contained in instrument of record in Book 7149, page 669, said Register's Office.

This is { unimproved ( ) / improved (X) } property, known as 3149 Smith Springs Road, Antioch, Tennessee 37103
(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 29th day of May, 19 90

Phillips Builder, Inc.
By: Jackie Roark, V.P.
Jackie Roark, 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 Roark

_____

_____

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 Builder, 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 ~~20th~~ day of ~~May~~, 19~~90~~.

Notary Public

Commission Expires 7/24/93

29801

IDENTIF. REFERENCE

MAY 31 9 12 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

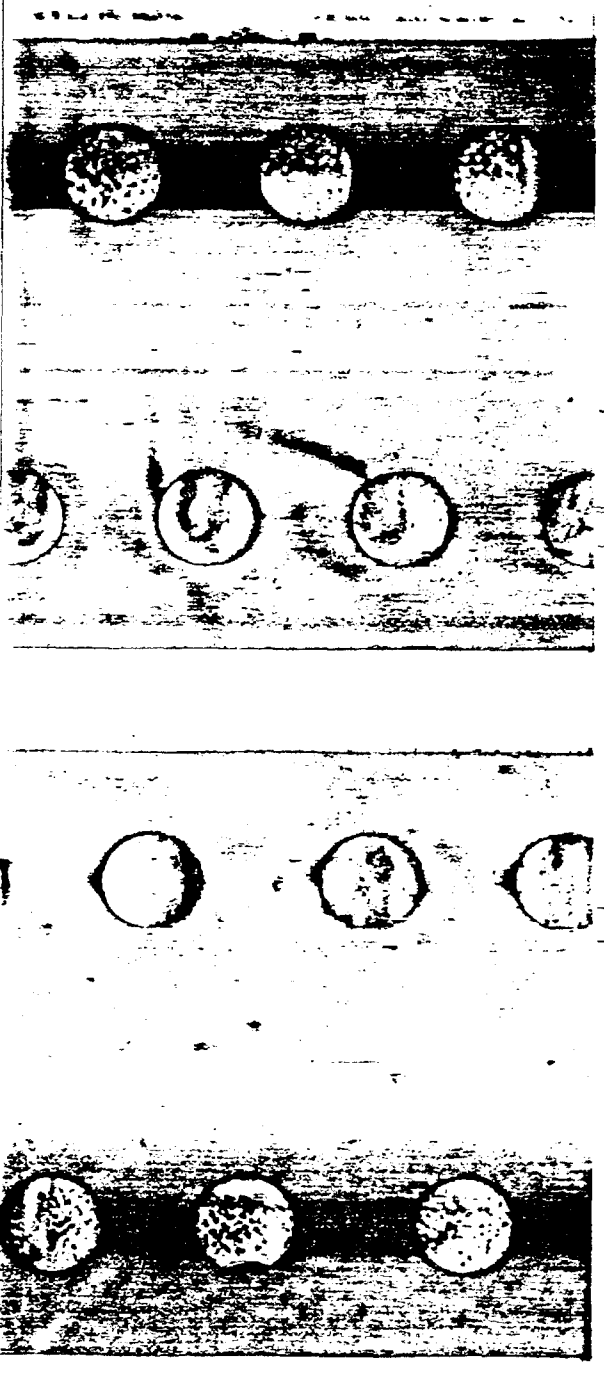
WARRANTY DEED

FROM
Phillips Builder, Inc.

TO
Glenn T. Brooks and wife, Ann E. Brooks

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3921 05/31 0101 03CHECK 488.47



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	145900.00
			CON TX	481.47
			PRFEE	1.00
			WDEED	6.00
			TOTAL	488.47
05/31/90	01	09:12 0001 5921	CHECK	488.47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29801

IDENTIF. REFERENCE

MAY 31 9 13 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323315