Box 14

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6422
99-980894-6

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,590.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 90

Notary Public

MY COMMISSION EXPIRES: 7/2[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Nowak (NAME)	Fidelity Federal Savings & Loan (NAME)	86-8-66
1568 Market Square (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Hermitage, Tennessee 37076 (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 Raymond Nowak and wife, Teresa Nan Nowak

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 Unit No. 369, Phase I, Camden Woods, of record in Plat Book 6900, page 697 and 698, Register's Office for Davidson County, Tennessee.

Said Unit 369 fronts 109.45 feet on the northerly side of Market Square and runs back 108.62 feet on the westerly lot line and 100.13 feet on the easterly lot line to a line in the rear which measures 51.90 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of Nashville as of record in Book 5584, page 274, 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 697 & 698, said Register's Office, shows an Owner's Certificate, a 10 foot utility and drainage easement on the rear lot line, and a water line easement running across the front of the lot line. Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7620, page 561, amended in Book 7657, page 580, further amended in Book 7675, page 926, By-Laws in Book 7620, page 583, said Register's Office.
*SEE REVERSE SIDE FOR CONTINUATION

This is unimproved ( ) property. This is improved (X) property, known as 1568 Market Square, Hermitage, Tennessee 37076
(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 31st day of May, 19 90

Phillips Builders, Inc.
By: [signature]
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___.

Commission Expires _____ _____ Notary Public

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 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 31st day of May, 19 90.

Commission Expires 7/24/93

John T. Clark
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM Phillips Builders, Inc.

TO Raymond Nowak and wife, Teresa Nan Nowak

30858

IDENTIF. REFERENCE

JUN 4 3 01 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

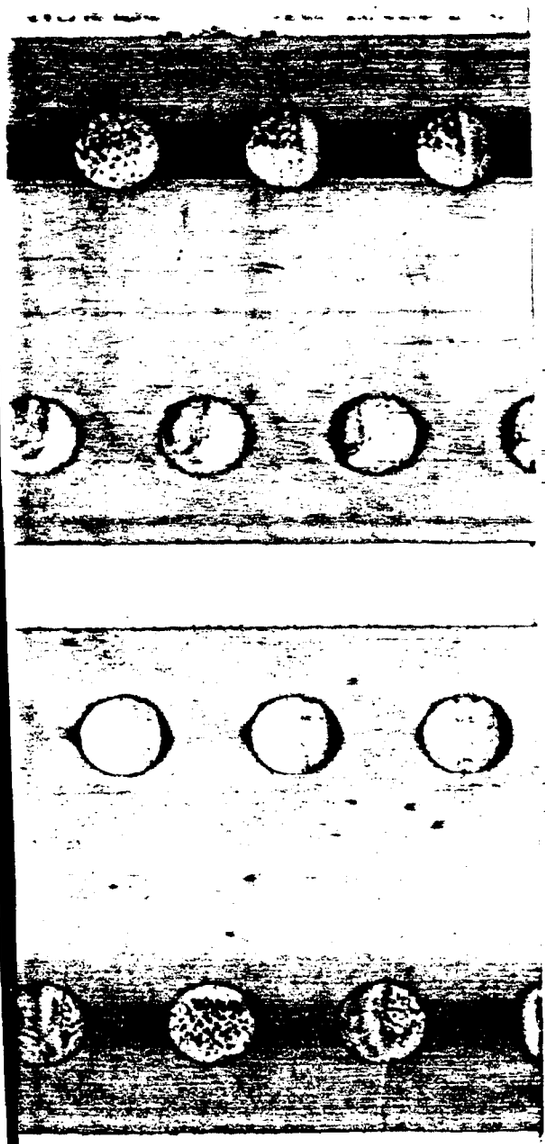
4864 06/04 0101 03 RECD 296.00

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

*CONTINUATION
Agreement for Dedication of easement for Sanitary Sewers and/or storm drainage of record in Book 7640, page 534, said Register's Office.

Dedication of Common Areas to Camden Woods Homeowners Association, Inc. of record in Book 7783, page 585, 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.



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 87590.00
CON TX 289.08
PRFEE 1.00
WDEED 6.00
TOTAL 296.08
CHECK 296.08

06/04/90 01 15:01 0001 6869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30858

IDENTIF. REFERENCE

JUN 4 3 01 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324565