6470
551462-5

BOOK 8122 PAGE 766

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 19 90

Notary Public

MY COMMISSION EXPIRES: 1-29-93

(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
Solomon K. Fitih	Fidelity Federal Savings & Loan	053-13-071
(NAME)	(NAME)	
1413 Joe Pyron Drive	401 Union Street	11D-94290
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37219	
(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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Solomon K. Fitih and wife, Victoria D. Fitih

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. 4 on the Plan of Kimbolton, Phase 1, of record in Book 6900, pages 276,277 & 278, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 129.00 feet on the northwesterly side of Joe Pyron Drive and runs back 145.98 feet on the northerly lot line and 164.56 feet on the southwesterly lot line to a line in the rear which measures 64.83 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Bettye Ritchie Casey and husband Gerald Casey, Andy T. Ritchie, IV, and wife, Phyllis Ritchie, Edward Ritchie and wife, Ame Ritchie, and Joan Ritchie, a Femme Sole, of record in Book 6746, page 672, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Thomas F. Stewart, Trustee of record in Book 7304, page 279, 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 subject to restrictive covenants of record in Book 7265 page, 655, 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.

This is unimproved / improved XXX property, known as 1413 Joe Pyron Drive, Madison, Tennessee 37115
(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 25th day of May, 19 90

Phillips Builders, Inc.
By: Jackie Roark V.P.
Jackie Roark, Vice President

STATE OF TENNESSEE
Davidson County

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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 29th day of May, 19 90.

Commission Expires 7/24/93 _____ Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Solomon K. Fitih and wife, Victoria D. Fitih

30864

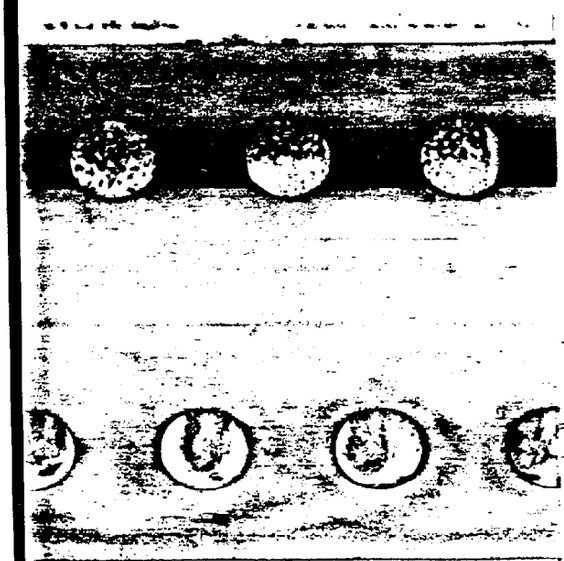
IDENTIF. REFERENCE

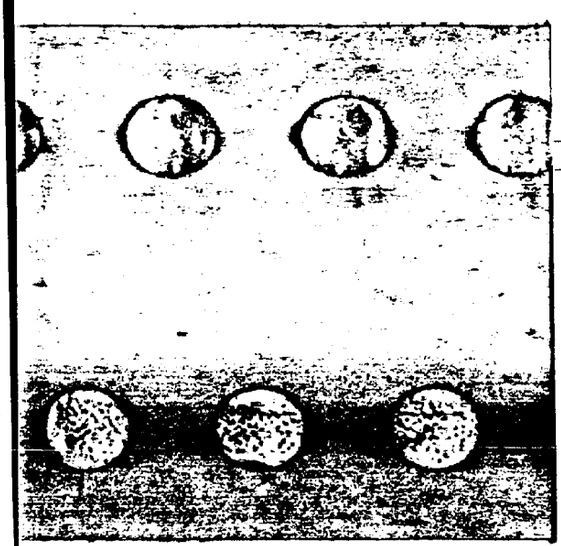
JUN 4 3 05 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

8875 06/04 0101 03CHECK 287.17





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 84900.00
CON TX 280.17
PRFEE 1.00
WDEED 6.00
TOTAL 287.17
CHECK 287.17

06/04/90 01 15:06 0001 6875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30864

IDENTIF. REFERENCE

JUN 4 3 05 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324571