BOOK 8145 PAGE 786 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,435.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH M. THOMAS	MORTGAGEE FIDELITY FEDERAL BANK, a Federal	Map 150-12A
(NAME) 3705 Huntingboro Court	Savings Bank (NAME) 401 Union Street	Parcel 11
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Nashville, Tennessee 37219	FB# 2DY-08240
(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 KENNETH M. THOMAS AND WIFE, ANISE E. THOMAS

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. 686, Somerset, Phase II, a Planned Unit Development, of record in Book 6900, Page 734, Register's Office for Davidson County, Tennessee.

SAID Lot No. 686 fronts 65.00 feet on the northeasterly side of Huntingboro Trail and runs back 150.00 feet on the easterly lot line and 115.00 feet on the westerly lot line to to a line in the rear which measures 73.82 feet thereon.

BEING part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell by deed of record in Book 4687, page 44, said Register's Office; by deed from Carl J. Strassle and wife, Sandra G. Strassle of record in Book 5172, page 405, said Register's Office; and by deed from Hubert Beard and wife, Scnear Beard of record in Book 4654, page 67, said Register's Office. The said Philhall Corp. having since quitclaimed its interest in said property to Randall Phillips Builders, Inc. of record in Book 5508, page 923, re-recorded in Book 7411, page 171, said Register's Office. Phillips Builders, Inc. is successor and interest to Randall Phillips Builders, Inc. by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

This conveyance is subject to Declaration of Covenants of record in Book 7619, Page 647, amended in Book 7657, Page 583, 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 (X) property, known as 3705 Huntingboro Court, Antioch, TN 37013
(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 his hand this 29th day of June, 19 90

PHILLIPS BUILDERS, INC.

By: Jackie Roark, V.P.

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 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, Tennessee, this 29th day of June, 19 90.

Commission Expires 7/24/93 _____ Notary Public

39049

IDENTIFICATION REFERENCE

JUL 3 4 23 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

313.52 DEED TAX 0.01 CHECK

WARRANTY DEED

FROM

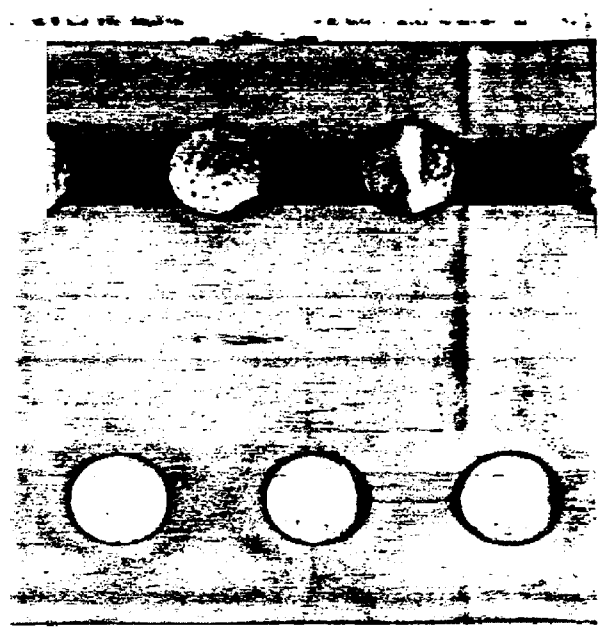
PHILLIPS BUILDERS, INC.

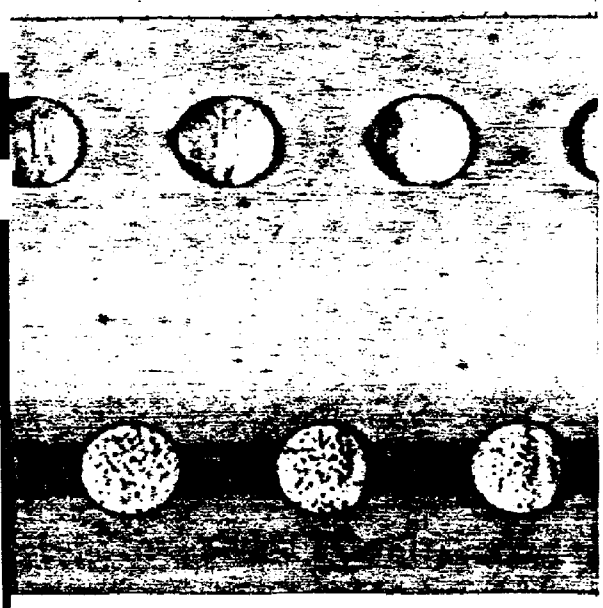
TO

KENNETH M. THOMAS AND WIFE, ANISE E. THOMAS

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8145 PAGE 788

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 94435.00
CON TX 311.52
PRFEE 1.00
WDEED 6.00
TOTAL 318.52
CHECK 318.52

07/03/90 01 16:25 0001 7223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39049

IDENTIF. REFERENCE

JUL 3 4 23 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334109