File Box #24

BOOK 8120 PAGE 859 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,800.00

Allen W. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF May 19 90

Notary Public

MY COMMISSION EXPIRES: 5-22-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Allen W. Collins (NAME)	BancBoston Mortgage Corporation (NAME)	9D-80655
204 Claytie Court (STREET ADD RFD OR ROUTE NUMBER)	7301 Baymeadows Way (STREET ADDRESS)	141-15-D
Nashville, TN. 37221 (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32256 (CITY) (STATE) (ZIP)	116CO

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.

RE-RECORD BOOK 8150 PAGE 414

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen W. Collins and wife, Marjorie L. Collins, as tenants by the entirety

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:

BEING Lot No. 116 on the Plan of "Sheffield" on the Harpeth, Phase 2, of record in Book 6900, Pages 410 & 411, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Phillips Builders, of record in Book 7195, Page 96, Register's Office, Davidson County, Tennessee.

Articles of Merger of record in Book 7298, Page 203, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6925, Page 900, and Book 7145 , Page 954; By-Laws of record in Book 7145, Page 964; and Articles of Incorporation of record in Book 6939, Page 983, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a utility & drainage easement; utility easement; and sewer easement, of record in Book 6900, Pages 410 & 411, said Register's Office.

This is unimproved ( ) improved (X) property, known as 204 Claytie Court, Nashville, TN. 37221
(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 my hand this 30th day of May, 19 90

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

STATE OF TENNESSEE
Davidson County

BOOK 8120 PAGE 860

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, 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

RE-RECORD BOOK 8150 PAGE 415

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark and _____ with whom I am personally acquainted and who upon (this oath) (their several oaths) acknowledged (himself) (themselves) to be the Asst. Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such Asst. Vice-President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Roark as such Asst. Vice-President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 30th day of May, 1990

My commission expires 5-22-93

_____
Notary Public

RE-RECORD

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Allen W. Collins

Marjorie L. Collins

40647

IDENTIF. REFERENCE

JUL 11 2 05 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5062 06/01 0101 03CHECK 495.04

9055 07/11 0101 03CHECK 6.00

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

3021

IDENTIF. REFERENCE

JUN 1 10 42 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.