FILE IN BOX #14

BOOK 8207 PAGE 471

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } G#6716S

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 19 90

Notary Public

MY COMMISSION EXPIRES: 7/24/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, 13th Floor, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS W. PROVINCE	FIDELITY FEDERAL BANK, a Federal	Map 26
(NAME)	(NAME)	
102 Oxford Court	401 Union Street	Group 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Nashville, Tennessee 37219	Parcel 179
(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 THOMAS W. PROVINCE AND WIFE, MARILYN F. PROVINCE

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. 263 on the Plan of Windsor Green, Phase II, Section No. II, as of record in Plat Book 6900, Page 549, amended in Plat Book 7649, Page 288, Register's Office for said county.

Said Lot No. 263 fronts a total of 92.31 feet on the southwesterly side of Windsor Trace and fronts a total of 67.45 feet on the southeasterly side of Oxford Court, said frontages being joined by a curve which measures 43.99 feet and runs back 99.44 feet on the southwesterly line and 66.70 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Randall Phillips Builders, Inc., by Deed from F. Clay Bailey, Jr., Trustee, of record in Book 6100, Page 617, corrected in Book 6201, Page 391 and Book 6297, Page 391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6406, Page 929; By-Laws of record in Book 6406, Page 942, 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 (XX) improved property, known as 102 Oxford Court, Goodlettsville, TN 37072
(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 my hand, this 28th day of September, 19 90

PHILLIPS BUILDERS, INC.

By: Jackie Roarck, Sr. VP

JACKIE ROARCK, SR. VICE- PRESIDENT

STATE OF TENNESSEE
Davidson County

BOOK 8207 PAGE 472

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 ROARCK~~

_____

_____

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 ~~Sr. Vice- President~~ _____ of the PHILLIPS BUILDERS, INC. a corporation, and that he as such Sr. Vice- President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as ~~Sr. Vice- President~~.

Witness my hand and official seal at Nashville, Tenn., this 28th day of September, 19 90.

Jim T. Cox
Notary Public

Commission Expires 7/24/93

JOHN P. COX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

TO
THOMAS W. PROVINCE AND WIFE,
MARILYN F. PROVINCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

61487

IDENTIF. REFERENCE

OCT 1 3 16 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RECEIPT 10/01 0101 02CHECK 310.27

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

RECEIVED OF _____

FOR _____

BOOK 8207 PAGE 473

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	91900.00
CON TX	303.27
PRFEE	1.00
WDEED	6.00
TOTAL	310.27
CHECK	310.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/01/90 01 15:13 0001 6112

61487.

IDENTIF. REFERENCE

OCT 1 3 17 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360404