838 67

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,775.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 91

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS J. BROWN	FIDELITY FEDERAL BANK, a Federal	Map 26-2
(NAME)	(NAME)	
501 Hanover Court	401 Union Street	Parcel 22
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Nashville, Tennessee 37219	GO-21016
(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 J. BROWN AND WIFE, RHONDA L. BROWN

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. 340 on the Plan of Windsor Green, Phase 2, Section 3, of record in Book 6900, page 845, said Register's Office.

Said Lot No. 340 fronts 52.0 feet on the southeastelry side of Hanover Court and fronts 80.0 feet on the southerly side of Lidgate Terrace said frontages being joined by a curve having a distance of 39.27 feet and runs back 77.0 feet on the southeasterly lot line and 105.0 feet on the southwesterly lot line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr. Trustee, with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary as of record in Book 6100, page 615, and Book 6100, page 617, corrected in Book 6201, page 391, and Book 6297, page 207, Register's Office of Davidson County, Tennessee. 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 6406, Page 929, and By-Laws 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.

unimproved XX
This is improved ( ) property, known as 501 Hanover 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, his hand this 28th day of June, 19 91

PHILLIPS BUILDERS, INC.

BY:
JACKIE ROARK, SENIOR VICE PRES.

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 SENIOR VICE PRES. _____ of the PHILLIPS BUILDERS, INC. _____ a corporation, and that he as such SENIOR VICE PRES. _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as SENIOR VICE PRES. _____.

Witness my hand and official seal at Nashville, Tenn., this 28th day of June, 19 91.

_____ Notary Public

Commission Expires 7/24/93

WARRANTY DEED

FROM

PHILLIPS BUILDERS, INC.

TO

THOMAS J. BROWN AND WIFE, RHONDA L. BROWN

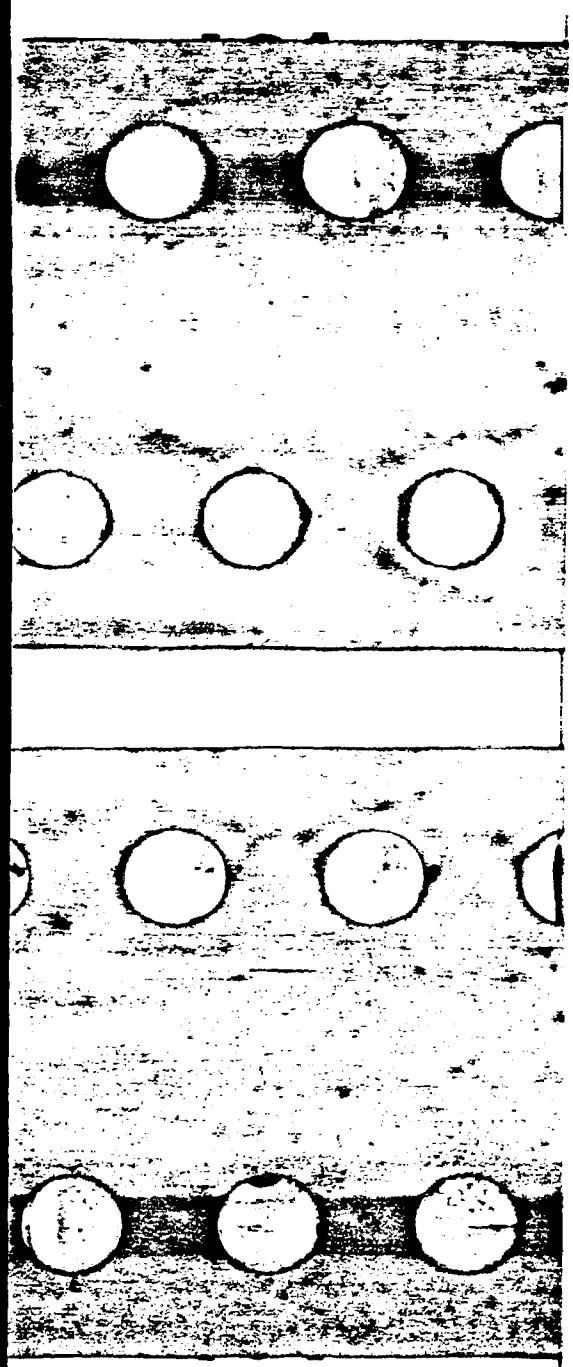
26900

IDENTIFICATION REFERENCE

Jul 1 8 12 AM '91

DENNEY, LACKEY & CHERNAU
THIRD NATIONAL FINANCIAL CENTER
13TH FLOOR
424 CHURCH STREET
NASHVILLE, TENNESSEE 37219

7145 07/01 0101 03CHECK 442.86



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8387 PAGE 69

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 117775.00
CON TX 435.86
PRFEE 1.00
WDEED 6.00
TOTAL 442.86
CHECK 442.86

07/01/91 01 08:14 0001 7145

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26900

IDENTIFICATION REFERENCE

JUL 1 8 12 AM '91

FELIX Z. WILSON
REGISTER

No. 436218