Box 14

Box 14

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

Charles Keith Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 1991.

Notary Public

MY COMMISSION EXPIRES: 11/18/91

(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
CHARLES KEITH EDWARDS (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 087-05-0-A
5900 Colchester Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 038CO
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	04D-93614

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 CHARLES KEITH EDWARDS AND , MICHELLE C. BENTLEY

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. 38, Phase I, Final Plat of Farmingham Woods, of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 33.34 feet on the northwesterly side of Colchester Drive and fronts 78.86 feet on the southwesterly side of Farmingham Woods Drive said frontage being joined by a curve having a distance of 30.75 feet and runs back 107.38 feet on the southwesterly lot line and 51.40 feet on the northwesterly lot line to a point of intersection.

BEING the part of the same property conveyed to Phillips Builders, Inc., by Deed from Thelma R. Zanitas, of record in Book 8113, Page 918, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

2 7.7.8 9

JUL 2 1 11 PM '91

IDENTIFICATION

This is unimproved (XX) property, known as 5900 Colchester Drive, Hermitage, TN 37076
This is improved ( ) property, known as (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.

[redacted]

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___.

_____ 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 President of the Phillips Builders, Inc. a corporation, and that he as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

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

_____ Notary Public

Commission Expires 11/10/91

WARRANTY DEED

FROM

PHILLIPS BUILDERS, INC.

TO

CHARLES KEITH EDWARDS AND WIFE,
MICHELLE C. BENTLEY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

8167 07/02 0101 03CHECK 282.65



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 74500.00
CON TX 275.65
PRFEE 1.00
WDEED 6.00
TOTAL 282.65
CHECK 282.65

07/02/91 01 13:12 0001 0167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27789

IDENTIFICATION

Jul 2 1 11 PM '91

No. 437231