Fox14

FORM NO WD 1

BOOK 8489 PAGE 761

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 1991

Notary Public

MY COMMISSION EXPIRES: 8/3/92

(AFFIX SEAL)

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

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Secretary of Housing & Urban Development	(NAME)	
251 Cumberland Blvd. Dr. Suite 200 (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	163-11-47
Nashville, TN 37228 (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 Fidelity Federal Bank, a Federal Savings Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Secretary of Housing and Urban Development

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. 47 on the Plan of Revised Bell Forge Village III, Section Five, as of record in Book 6900, page 632, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to the Secretary of Housing and Urban Development by Quitclaim Deed from Fidelity Federal Bank, a Federal Savings Bank of record in Book 8488, page 954, said Register's Office.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS IS THE PREVIOUS DEED.

This conveyance is subject to any unpaid taxes; the Plan of record in Book 6900, page 632, Register's Office for Davidson County, Tennessee; Declaration of Covenants of record in Book 7224, page 209, Book 7461, page 530, Book 7464, page 967 and Book 7508, page 659, said Register's Office; Sanitary Sewers and/or Storm Drainage Easement of record in Book 7026, page 922, said Register's Office; Amendment and Addition of Sewer Line of record in Book 6859, page 672; Title to that portion of the premises embraced within the boundaries of any roads, streets or highways; Agreement for use of Dumpster Facility filed of record in Book 7224, page 195, said Register's Office; Bell Forge Village Homeowners Association Annexation to Properties and subjection to Declaration of Covenants, Conditions and Restrictions of record in Book 6350, page 858, said Register's Office; Declaration of Covenants, Conditions and Restrictions of record in Book 6040, page 538, amendment in Book 6651, page 207, said Register's Office; Dedication of Common Areas to Bell Forge Village Homeowner's Association, Phase III of record in Book 7461, page 565, and in Book 7552, page 83, re-recorded in Book 7552, page 697, said Register's Office;**

This is unimproved ( ) improved (X) property, known as 821 Beazer Lane Antioch, Tennessee 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 hand this 20th day of November, 19 91

Fidelity Federal Bank, a Federal Savings Bank

BY: Paul M Latham

TITLE: Sr. Vice Pres.

STATE OF TENNESSEE }
Davidson County }

BOOK 8489 PAGE 762

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____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Fred M. Latham

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 Fidelity Federal Bank, a Federal Savings Bank 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, Tennessee, this ____ day of November, 1991.

Commission Expires 3/3/92 Notary Public

WARRANTY DEED

FROM

FIDELITY FEDERAL BANK, A FEDERAL SAVINGS BANK

TO

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

6.3399

RECEIVED FOR RECORD

Nov 20 1 56 PM '91

0961 11/20 0101 02 CHECK 6.00

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

**(continued from front) Easement agreement by and between Bell Forge Associates, a Tennessee Joint venture, Bell Forge Homeowner's Association, Phase I, and Bell Forge Umbrella Association of record in Book 7224, page 246, said Register's Office; Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc. into Phill Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, page 203, said Register's Office; any and all zoning regulation, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property.

THIS WARRANTY DEED SUPERSEDES AND AMENDS THE QUITCLAIM DEED OF RECORD IN BOOK 8488, PAGE 954, TO INCLUDE WARRANTIES AND COVENANTS NECESSARY TO CONVEY THE SUBJECT PROPERTY BY WARRANTY DEED IN LIEU OF A QUITCLAIM DEED.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED