File Box 43

BOOK 8532 PAGE 984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,406.00

Lester E. Hardison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 19 92

Jill B. Finney
Notary Public

MY COMMISSION EXPIRES 11-21-92
(AFFIX SEAL)

JILL B. FINNEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Taylor, Philbin, Pigue, Marchetti & Long, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Lester E. Hardison, et ux (NAME)	SAME (NAME)	26-6-116
101 Lidgate Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	GO-21040
Goodlettsville, TN 37072 (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 Lester E. Hardison and wife, Dorothy E. Hardison

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. 345 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee to which Plan reference is made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6100, Page 617 and corrected in Book 6201, Page 391 and Book 6297, Page 207, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

7.8.324

IDENTIFICATION REFERENCE

JAN 22 12 59 PM '92

DAVIDSON COUNTY, TN

unimproved ( )
This is improved XX property, known as 101 Lidgate Terrace, 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 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 22nd day of January, 19 92

Phillips Builders, Inc.

BY: Ruth Malatak, Asst. Vice-President Ruth Malatak, Asst Vice President

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, 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 within and for the State and County aforesaid, personally appeared Ruth Malatak

~~and~~ ~~personally~~ ~~known~~ ~~to~~ ~~me~~ ~~to~~ ~~be~~ ~~one~~ ~~of~~ ~~the~~ ~~parties~~ ~~executing~~ ~~the~~ ~~foregoing~~ ~~instrument~~ ~~who~~ ~~upon~~ ~~oath~~ herself with whom I am personally acquainted and who upon ~~their~~ ~~several~~ ~~oaths~~ acknowledged ~~(themselves)~~ to be the Asst. Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that she 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 Ruth Malatak as such Asst. Vice-President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 22nd day of January, 19 92.

My commission expires 11-21-92

Jill B. Frey
Notary Public

JILL B. FREY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Lester E. Hardison
Dorothy E. Hardison

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

3814 01/22 0101 03CHECK 363.68



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 96406.00
				CON TX 356.68
				PRFEE 1.00
				WDEED 6.00
				TOTAL 363.68
				CHECK 363.68
01/22/92	01			13:00 0001 8814



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.8.324

IDENTIFICATION REFERENCE

JAN 22 12 59 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 495205