THIS INSTRUMENT PREPARED BY:
John M. Cannon
P. O. Box 749
116 North Main Street
Goodlettsville, TN 37070-0749
(615) 859-6160

BOOK 9114 PAGE 699

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.
Edward Randall Phillips, II, et ux., Michelle Phillips d/b/a Randall Phillips Homes	Same	Map 18-12-A Parcels 1,2,5, 11,16,17,18,19,20, 23,25,26,27,28,29, 30,31,32,33,41,43, 46,49,50,51,52,53, 54,55
501 Windsor Green Blvd. Goodlettsville TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, EDWARD RANDALL PHILLIPS, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto EDWARD RANDALL PHILLIPS, II, et ux., MICHELLE PHILLIPS, d/b/a RANDALL PHILLIPS HOMES, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Lots Nos. 1, 2, 5, 11, 16, 17, 18, 19, 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 41, 43, 46, 49, 50, 51, 52, 53, 54 and 55 on the Plan of Emerald Cove, a Planned Unit Development of record in Book 6900, pages 630 and 631, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the metes and bounds of the said individual lots, building setback lines, easements and other matters contained thereon.

Being the same property conveyed to EDWARD RANDALL PHILLIPS by deed from BANK OF GOODLETTSVILLE, of record in Book 9012, page 505, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property known as Emerald Cove, a Planned Unit Development, Goodlettsville, TN 37072.

RESTRICTIONS: This conveyance is further subject to the Declaration of Covenants, Conditions and Restrictions of Emerald Cove and attendant By-Laws of record in Book 7511, page 581, said Register's Office.

PLAN OF RECORD: This conveyance is further subject to any and all matters shown on the Plan of record in Book 6900, pages 630 and 631, said Register's Office.

EASEMENTS: This conveyance is further subject to easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4956, page 181, said Register's Office and easement for water line granted to Madison Utility District of record in Book 7653, page 282, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE, 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 assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 5 day of October, 1993.

Edward Randall Phillips

EDWARD RANDALL PHILLIPS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, EDWARD RANDALL PHILLIPS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 5 day of Oct, 1993.

NOTARY PUBLIC

My Commission Expires: 9/24/94

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $270,000.00.

Subscribed and sworn to before me, this the 5 day of Oct, 1993.

Edward Randall Phillips
Affiant

NOTARY PUBLIC

My Commission Expires: 9/24/94

74026
IDENTIF. & REFERENCE

93 OCT 14 PM 3:53
FELIX Z. HOWELL, REGISTER
DAVIDSON COUNTY, TN.

1782 10/14 0101 03CHECK 1008.00



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

RECEIVED OF _____

FOR _____

BOOK 9114 PAGE 701

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	
				270000.00
			CON TX	999.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1008.00
			CHECK	1008.00
10/14/93	01		09:54 0001	1782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74026
IDENTIF. & REFERENCE

93 OCT 14 AM 9:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 709645