WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Gerald, Sr. (NAME:)	Kimbrough-Kavanaugh & Associates (NAME:)	6D-W8-59076
3308 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of - - - - - - - - - - - $18,100.00 - - - - - - - - -

- - - - - - - - - - - - EIGHTEEN THOUSAND ONE HUNDRED AND NO/100 - - - - - - DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged,

Randall Phillips Builders, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office and place of business in Nashville, Davidson County, Tennessee, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Charles W. Gerald, Sr. and wife, Mary Louise O. Gerald, 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. 14 on the Plan of Valley View Meadows, Section 1, of record in Book 3500, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 76.61 feet on the southeasterly margin of Elysian Fields Road, and runs back between lines, 136.0 feet on the northeasterly line, and 121.95 feet on the southwesterly line to a broken dead line in the rear on which it measures 87.43 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Howard L. Haynes and wife, Martha Haynes, and Ben R. McDonald and wife, Pauline B. McDonald, of record in Book 3644, page 550, Register's Office for Davidson County, Tennessee.

Miller Kimbrough, Trustee joins in this conveyance for the sole purpose of releasing the lien of record in Book 3716, page 135, said Register's Office.

Miller Kimbrough, Trustee

This is unimproved ( ) improved (X) property, known as 3308 (House Number) Elysian Fields (Street) Road, Nashville, (P. O. Address: City or Town) Tennessee (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Gerald, Sr. and wife, Mary Louise O. Gerald, their heirs and assigns, forever.

And Randall Phillips Builders, Inc. does ~~do~~ covenant with the said Charles W. Gerald, Sr. and wife, Mary Louise O. Gerald that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Randall Phillips Builders, Inc., does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Charles W. Gerald, Sr. and wife, Mary Louise O. Gerald, their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, the said Randall Phillips Builders, Inc., has caused its corporate name to be hereunto subscribed by its duly authorized officer at Nashville, Tennessee this 30th day of July, 1964.

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jan Glancy, a Notary Public in and for said County and State, the within named Miller Kimbrough, Trustee

the bargainor, 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 Nashville, Tennessee, this 30th day of July 19 64.

Commission expires MAY 22, 1965

Jan Glancy
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jan Glancy, a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ( ) as such 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 Randall Phillips as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of July, 19 64.

My commission expires MAY 22, 1965

Jan Glancy
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Charles W. Gerald, Sr. et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

44304

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 31 4 06 PM '64

REGISTRATION FEE 2.25

DEP. REG.

NASHVILLE, TE

STATE TAX $ 37.50
PROBATE
TOTAL $ 37.50

R. E. WORRELL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 31 '38