WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George N. Welker (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	6D W8 58235
308 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	Map 133-11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 93 M.O.

For and in Consideration of the sum of - - - - - - - - - - $16,320.00 - - - - - - - - - -

- - - - - - - - - SIXTEEN THOUSAND THREE HUNDRED TWENTY 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 George N. Welker and wife, Jean O. Welker, 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. 73 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 83.87 feet on the northwesterly side of Elysian Fields Road and runs back between lines 140.65 feet on the northeasterly line and 107.09 feet on the southwesterly line to a broken line in the rear on which it measures 89.23 feet.

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

Miller Kimbrough, Trustee, joins in this conveyance for the sole purpose of releasing the lien of record in Book 3792, page 163, said Register's Office.

Miller Kimbrough, Trustee

This is ~~unimproved~~ improved (X) property, known as 308 Elysian Fields Road, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town) (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 George N. Welker and wife, Jean O. Welker, their heirs and assigns, forever.

And Randall Phillips Builders, Inc. does ~~do~~ covenant with the said George N. Welker and wife, Jean O. Welker 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 ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said George N. Welker and wife, Jean O. Welker, 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 ~~Witness~~ name to be hereunto subscribed by its duly authorized officer at Nashville, Tennessee this 4th day of September, 1964.

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips
President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jam Glascock, 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 4th day of September, 1964

Commission expires MAY 22, 1965

Jam Glascock
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jam Glascock, 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 (he) as such President and (their) 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 4th day of September, 1964

My commission expires MAY 22, 1965

Jam Glascock
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
George N. Welker et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

49703

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 10 2 24 PM '64

NOTED BOOK 110 PAGE 16
RECORDING FEE $ 2.25
DEP. REG. 2

$16.25

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 10 1964

STATE TAX $ 24.25
PROBATE 50
TOTAL $ 24.75

SEP 10 1964