BOOK 4185 PAGE 510

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.&Mrs.Thos.R.Couser (NAME:)	Fidelity Federal Savings & Loan Assn. (NAME:)	Map 133-11
3703 Valley Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 184
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by Thomas R. Couser and wife, Mary Claudine Couser, the receipt of which is hereby acknowledged, and other good and valuable consideration,

Randall Phillips Builders, Inc., a Tennessee corporation, has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said THOMAS R. COUSER AND WIFE, MARY CLAUDINE COUSER 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. 199 on the Plan of Valley View Meadows, Section III, as of record in Book 3700, page 93, Register's Office for said County, to which plan reference is here made for complete description.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Howard L. Haynes et al, of record in Book 3644, page 550, and by deed from Ben Read McDonald et ux, of record in Book 3770, page 610, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 4065, page 227; and Book 4082, page 100; to easements of record in Book 3182, page 261; Book 3498, page 196; Book 3504, page 80; and easements, setback lines, etc. as shown on plan of record in Book 3700, page 93, R.O.D.C., Tennessee.

This is unimproved ( ) improved (X) property, known as Lot 199 Valley Ridge Drive, Nashville, Tennessee
(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 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. IN WITNESS WHEREOF, said Randall Phillips Builders, Inc. has caused this instrument to be executed this ~~WITNESS~~ ~~WHEREOF~~ 30th day of October, 1967

RANDALL PHILLIPS BUILDERS, INC.

By: Randall Phillips
President

BOOK 4185 PAGE 511

STATE OF TENNESSEE
Davidson County

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, Mrs. Joe L. Jenkins, a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such President, being (My) 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.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of October, 1967.

My commission expires May 17, 1970

Mrs Joe L. Jenkins
Notary Public

JENKINS NOTARY PUBLIC DAVIDSON COUNTY TENN.

FHA-1373

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO THOMAS R. COUSER AND WIFE, MARY CLAUDINE COUSER

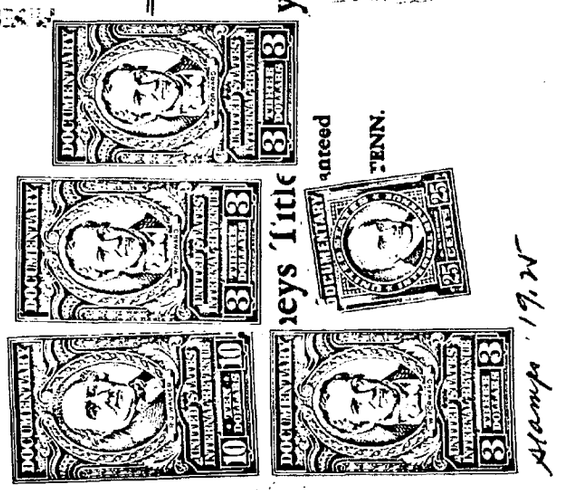
LOAN ASSOCIATION OF NASHVILLE
SECURITY FEDERAL SAVINGS AND

94465

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Oct 31 2 53 PM '67

NOTED: BOOK 117 PAGE 601
RECORDING FEE $ 3.00
DEP. REG. 50



...eys Title ...anted ...TENN.

Stamps 19.25

PAID OCT 31 196

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

OCT 31 1967

STATE TAX $ 2.50
PROBATE
TOTAL $ 2.50