BOOK 4222 PAGE 363

This instrument was prepared by
Denney, Lackey, Chernau & Castleman
218 3rd Ave. North
Nashville, Tn. 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. Kenneth R. Covington	Fidelity Federal Savings & Loan Assn.	Map. 133-16
245 Elysian Fields Road	401 Union Street	Pal. 160
Nashville, Tennessee 37211	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

TEN & NO/100 - **DOLLARS**

Cash in hand paid by Kenneth R. Covington and wife, Barbara H. Covington, the receipt of which is hereby acknowledged, and other good and valuable consideration,

Randall Phillips Builders, Inc.
has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said
KENNETH R. COVINGTON AND WIFE, BARBARA H. COVINGTON
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. 38 on Elysian Fields Road, on the Plan of Valley View Meadows Subdivision, Section 3, as of record in Book 3700, page 93, Register's Office for said County, to which plan reference is here made for 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 Reed 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 4082, page 106; Book 4065, page 227; Book 3673, page 439; and Book 3770, page 214; and to easements, setback lines, etc. as shown on plan of record in Book 3700, page 93, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is

$ 15,750.00 .

Kenneth R. Covington
Affiant

Subscribed and sworn to before me, this the 25th day of March, 1968.

Dorothy D. Foster
Notary Public

My commission expires: My Commission Expires Feb. 29, 1972

This is unimproved ( ) improved (X) property, known as 245 Elysian Fields Road, 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 ~~Witness~~ ~~hand~~ this 25th day of March, March, 1968

RANDALL PHILLIPS BUILDERS, INC.

By: Randall Phillips
President

STATE OF TENNESSEE
Davidson County

BOOK 4222 PAGE 364

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, Dorothy D. Foster, 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 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 25th day of March, 19 68.

My commission expires My Commission Expires FEB 20, 1972

Dorothy D. Foster
Notary Public

EHA-1183

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO KENNETH R. COVINGTON ET UX, BARBARA H. COVINGTON

LOAN ASSOCIATION OF NASHVILLE
FIDELITY FEDERAL SAVINGS AND

10538

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 26 2 16 PM '68

NOTE BOOK 118 PAGE 481
RECORDING FEE $ 1.50
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 40.82
PROBATE .50
TOTAL $ 41.32

MAR 26 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.