BOOK 4230 PAGE 246

This instrument prepared by
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Rodney L. Bates (NAME:)	Fidelity Federal Savings & (NAME:) Loan Assn.	Map 133-12
277 Elysian Fields Rd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 168
Nashville, Tenn. 37211 (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 Rodney L. Bates and wife, Sandra Faye Bates, the receipt of which is hereby acknowledged, and other good and valuable consideration,

RANDALL PHILLIPS BUILDERS, INC., a Tennessee corporation, has bargained and sold, and by these presents do transfer and convey unto the said RODNEY L. BATES AND WIFE, SANDRA FAYE GATES 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. 30; Elysian Fields Road, 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 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, Pauline Bell McDonald, of record in Book 3770, page 610, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3673, page 439; Book 3770, page 214, made applicable to Section III, Valley View Meadows, by instrument of record in Book 4065, page 227; 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, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 17,600.00 .

Rodney L. Bates
Affiant

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

Earline T. Osmeby
Notary Public

My Commission Expires:

This is unimproved ( ) improved (X) property, known as 277 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 this 25th day of April, 1968

RANDALL PHILLIPS BUILDERS, INC.

By: Randall Phillips
President

STATE OF TENNESSEE
Davidson County

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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, Earline T. Ormsby, 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) (themselves) 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 April, 1968.

My commission expires _____

Earline T. Ormsby
Notary Public

L-18,062

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS INC.

TO

RODNEY L. BATES AND WIFE,

SANDRA FAYE BATES

13982

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 25 2 27 PM '68

NOTE BOOK 118 PAGE 638
RECORDING FEE $ 3.00
DEP. REG. 2

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 45.76
PROBATE .50
TOTAL $ 46.26

APR 25 1968

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