BOOK 4238 PAGE 304 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 1968

Notary Public

MY COMMISSION EXPIRES: 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey, Chernau & Castleman, 218 3rd Ave. No., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Charles V. Seagraff (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 133-K
273 Elysian Fields Rd, (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 167
Nashville, Tenn., 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ Randall Phillips Builders, Inc., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS ~~HAVE~~ has BARGAINED AND SOLD, AND BY THESE PRESENTS ~~DO~~ does TRANSFER AND CONVEY UNTO CHARLES V. SEAGRAFF AND WIFE, RUBY P. SEAGRAFF

HEREINAFTER CALLED THE GRANTEES, 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. 31 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; Book 4065, page 227; Book 4082, page 106; to easements, etc. as shown on plan of record in Book 3700, page 93; and easements of record in Book 3182, page 261; Book 3498, page 196; and Book 3504, page 80, R.O.D.C., Tennessee.

This is unimproved ( ) improved (X) property, known as 273 Elysian Fields Rd/, Nashville, Tenn., 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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~~ ~~HANDS~~ this 24th. day of May, 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. Ozmsby, 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 (they), 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 _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 24th. day of May, 19 68.

My commission expires
My Commission Expires August 7, 1971

Earline T. Ozmsby
Notary Public

L-18,102

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

CHARLES V. SEAGRAFF

AND WIFE, RUBY P. SEAGRAFF

17636

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 27 2 28 PM '68
RECORDING FEE $ 3.50
DEP. REG. _____

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Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 42.38
PROBATE .50
TOTAL $ 42.88

MAY 27 1968

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